

TOWN OF WENHAM HOUSING NEEDS ASSESSMENT



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TOWN OF WENHAM

HOUSING NEEDS ASSESSMENT

EXECUTIVE SUMMARY

The Town of Wenham has made significant progress in providing affordable housing opportunities for its residents with an affordability level of 8.69% of its year-round housing stock as of November 2016 in relation to the State's mandated 10%.

- Town officials have also identified some notable shifts in the local housing dynamic. For example, housing prices have been increasing and have surpassed pre-recession levels, thus widening the gap between housing prices and what residents can afford.
- The affordability gap has caused many households to pay far too much on housing costs.
- There has also been a significant resurgence of developer interest in residential development, suggesting a heightened need to proactively guide new development to appropriate locations and target populations.

This project is to document current and growing priority housing needs. This Housing Needs Assessment will become a component of the planned Housing Action Plan, presenting an overview of demographic, economic and housing characteristics and trends for the Town of Wenham. This will precipitate a responsive set of strategies to address identified housing needs and goals.

Demographic Trends

- *Wenham is losing younger residents and gaining older ones.* Wenham has proportionately fewer children than the county and state and a somewhat larger percentage of older adults with projections predicting substantial increases in those age 65 or older of 76% between 2010 and 2030, based on MAPC estimates.
- *Population growth predominantly fueled by increasing Gordon College enrollment* as the number of students more than doubled between 1980 and 2014, from 700 to 1,484, while the population increased by 11.2% (not counting Gordon College students in the population totals).
- *Significantly higher income levels* as the 2014 median household income was \$116,875 in Wenham compared to \$68,776 and \$67,846 for the county and state, respectively, and among the highest in the state.
- *An estimated one-quarter of all Wenham households were earning at or below 80% of median income for the Boston area* and thus based on income alone could potentially be eligible for government housing assistance.
- While the overall community has become increasingly more affluent over the past several decades with those earning more than \$100,000 increasing to 56.2% by 2014, *there remains a very vulnerable population living in Wenham with limited financial means.* In 2014, 188 households earned less than \$25,000, but there are only 122 affordable housing units.

Housing Trends

- *An estimated one-third of all Wenham households were spending too much for their housing and 13% were spending more than 50% of their income on housing.*
- *For those earning at 80% of area median income limit (\$65,750 for a family of three), the affordability gap is \$328,000, the difference between the maximum they could afford of approximately \$237,000 and the median single-family house price of \$565,000.*
- *There is very little affordability remaining in Wenham's housing market as there were only 30 single-family homes and 15 condos that would potentially be affordable to those earning at or below 80% of the area median income (AMI).*
- *Housing growth has largely been in the owner-occupied housing stock.*
- *There was some loss of rental units since 1980, from 20% to 15% of all units and down to 175 units by 2014.*
- *Much lower level of multi-family housing with 10.5% of all Wenham's units in structures of three or more units as compared to about 31% levels for the county and state.*
- *The median rent per 2014 census estimates of \$882 is much lower than those of the county and state at \$1,063 and \$1,088, respectively, largely due to 60% of all rental units being subsidized in Wenham. Market rents are much higher.*
- *Extremely tight market conditions with zero percent vacancy rates for both ownership and rentals according to 2014 census estimates.*

Priority Housing Needs

- Rental housing is needed:
 - Limited supply of rentals.
 - Little housing available for local workers.
 - Focus on most vulnerable residents.
 - Most state subsidies for rentals.
- First-time ownership options are needed:
 - Help diversify an increasingly aging population.
 - Few subsidized ownership units in town.
- Integrate handicapped accessibility and supportive services into new development

2. INTRODUCTION

Wenham is an historic, semi-rural community located approximately 22 miles north of Boston that has grown from a small farming community to an upscale residential town. It is bordered by Beverly on the south, Danvers and Topsfield on the west, Hamilton on the north, and Manchester on the east.

Residents recognize that Wenham remains one of the few bucolic towns on the North Shore that has yet to be adversely impacted by suburban sprawl, and given remaining large parcels of developable land, is committed to sound planning to guide development to smart locations. The community also prides itself on the town's historic heritage and celebrates historic points of interests including numerous historic and archaeological assets and an historic district that extends along Main Street (Route 1A). Additionally, the Town has established a well-respected school system including the Hamilton-Wenham Regional High School where as many as 97% of students go on to higher education. Wenham is also home to Gordon College that has approximately 1,694 students, representing one-third of Wenham's population. The combination of these distinctions as well as the historical and physical amenities of open vistas, canopied roads, old stone walls and farming structures that are still widely evident throughout town, remain highly valued by residents and provide a draw to those who can afford the increasingly escalating costs associated with living in Wenham.

Wenham Square



The first meetinghouse was built in the mid-17th century, and was centrally located to encourage settlement in the middle of town. Municipal functions continue to operate in this same center, although there is no place in Wenham with any significant amount of commercial uses and density. Since the witch trials in the late 17th century to the present, there has been a rich social and economic diversity in the community including farmers, wealthy landowners, business people as well as workers. While some farms remain in town, New England farming went into a decline after World War II and manufacturing jobs have also left the area. It has been largely the combination of Wenham's charming historic character and great access to Boston that has put significant pressures on the housing market and local services. Property values have bounced back from the

recession and are rising with the median single-family house price of \$565,000 as of September 2016. Without some intervention, Wenham is in a position to lose the diversity that has characterized the community for so long.

The escalating housing prices in the current market are attracting greater attention from private developers interested in Chapter 40B development and causing Town leaders and residents to recognize that different strategies might be required to better plan for housing development and insure that it is more directed to serving local needs and priorities. Channeling development to areas where construction could benefit the town, using housing development as a way to rehab and preserve historic buildings, clustering development to preserve open space, and creating incentives for affordability are some of the strategies that the Town has been pursuing and key to planning Wenham's future.

2.1 Purpose

This Housing Needs Assessment represents an update of the one that was prepared in 2008, providing information on current community housing issues by documenting the range of local needs, existing market conditions, and remaining affordability gaps. This information, in addition to opportunities for community input and newly articulated community housing goals that reflect the current housing dynamic, will ultimately provide the context for the strategies that will be proposed in the forthcoming Housing Action Plan.

The Wenham Affordable Housing Trust is overseeing the preparation of this Housing Needs Assessment and in addition to regular meetings with the Consultant, Karen Sunnarborg Consulting, sponsored a presentation to the Board of Selectmen in a public meeting on April 5, 2017 to present the findings of the Needs Assessment and to answer questions from residents, local officials and housing stakeholders.

2.2 Housing Goals

The 2008 Housing Plan included a list of community housing goals that were prepared by the Community Preservation Committee in conjunction with the Wenham Housing Authority and others. A major purpose of this Housing Needs Assessment is to provide data and context to help reevaluate these housing goals. The Wenham Affordable Housing Trust (WAHT) will use the documentation in this Housing Needs Assessment and input from the public meeting to prepare a revised list of housing goals more in keeping with Wenham's current housing dynamic. These housing goals will guide the development of housing strategies as part of the second phase of the planning process, the Housing Action Plan.

2.3 Definition of Affordable Housing

There are a number of definitions of affordable housing, as federal and state programs offer various criteria. For example, the federal government identifies units as affordable if gross rent (including costs of utilities borne by the tenant) is no more than 30% of a household's net or adjusted income (with a small deduction per dependent, for child care, extraordinary medical expenses, etc.) or if the carrying costs of purchasing a home (mortgage, property taxes and insurance) is not more than 30% of gross income. If households are paying more than these thresholds, they are described as experiencing housing affordability problems; and if they are paying 50% or more for housing, they have severe cost burdens.



Source of Report: Competitive Bidding Implementation Contractor (CBIC)
Run Date: 7/18/2011

Affordable housing is also defined according to percentages of median income for the area, and most housing subsidy programs are targeted to particular income ranges depending upon programmatic goals. Extremely low-income housing is directed to those earning at or below 30% of area median income as defined by the U.S. Department of Housing and Urban Development (\$65,750 for a family of three for the Boston area)¹ and very low-income is defined as households earning less than 50% of area median income (\$44,150 for a family of three). Low-income generally refers to the range between 51% and 80% of area median income (\$65,750 for a family of three at the 80% level). These income levels are summarized in Table 2-1.

In general, programs that subsidize rental units are targeted to households earning at or below 50% or 60% of median income,² and first-time homebuyer programs typically apply income limits of up to 80% of area median income. The Community Preservation Act allows Community Preservation funding to be directed to those within a somewhat higher income range – 100% of area median income – now commonly referred to as “community housing”. Additionally, some housing developments incorporate several income tiers. For example, one project could combine units for those earning at or below 80% of area median income, moderate-income “workforce” units for those earning between 80% and 120% of median income, and even some market rate units to help cross-subsidize the more affordable ones. A rental project might include a couple of tiers below the 80% level in addition to workforce and/or market rate units.

¹ The average household size is 2.61 persons in Wenham based on the 2014 census estimates from the American Community Survey, the latest source for this information.

² The 60% AMI level is the limit for rental subsidies through the Low Income Housing Tax Credit or HOME Programs for example, with other required income tiers below that.

Table 2-1: HUD Income Limits for the Boston-Cambridge-Quincy, MA-NH HUD Metropolitan Area, 2016³

# Persons in Household	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI *	120% AMI **
1	\$20,650	\$34,350	\$41,220	\$51,150	\$68,670	\$82,404
2	23,600	39,250	47,100	58,450	78,480	94,176
3	26,550	44,150	52,980	65,750	88,290	105,948
4	29,450	49,050	58,860	73,050	98,100	117,720
5	31,850	53,000	63,600	78,900	105,948	127,138
6	34,200	56,900	68,280	84,750	113,796	136,555
7	36,730	60,850	73,020	90,600	121,644	145,973
8+	40,890	64,750	77,700	96,450	129,492	155,390

Source: U.S. Department of Housing and Urban Development (HUD), effective March 28, 2016.

*Figures provided by the Community Preservation Coalition

**Based on 1.2% of 100% figures.

In counting a community's progress toward the 10% threshold, the state counts a housing unit as affordable if it is subsidized by state or federal programs that support low- and moderate-income households at or below 80% of area median income under Chapter 774 of the Acts of 1969, which established the Massachusetts Comprehensive Permit Law (Massachusetts General Laws Chapter 40B). Additionally, most state-supported housing assistance programs are targeted to households earning at or below 80% of area median income, as well as some at lower income thresholds. The Chapter 40B definition of affordable housing is as follows:

Figure 2-1

CHAPTER 40B: WHAT IS AFFORDABLE HOUSING?

1. Must be part of a "subsidized" development built by a public agency, non-profit, or limited dividend corporation.
2. At least 25% of the units in the development must be income restricted to households with incomes at or below 80% of area median income and have rents or sales prices restricted to affordable levels prescribed by the state.
3. Development must be subject to a regulatory agreement and monitored by a public agency or non-profit organization.
4. Project sponsors must meet affirmative marketing requirements.

As noted previously, based on the Massachusetts Department of Housing and Community Development's most recent data on the Chapter 40B Subsidized Housing Inventory, Wenham had 1,404 year-round housing units of which 122 can be counted in the Subsidized Housing Inventory (SHI), representing 8.69% of the year-round housing stock. In order to meet the 10% standard, at least 140 of the existing units would have to be "affordable" based on the state's definition, requiring only another 18 more housing units to be built or

³ The U.S. Department of Housing and Urban Development (HUD) includes Wenham as part of the Boston Metropolitan Statistical Area. The 2016 income limits show some decreases in incomes in the 30% and 50% AMI levels and increases in the 80% AMI level.

converted to affordable units in Wenham to meet just the 10% standard based on the existing housing stock. Assuming future housing growth, this 10% figure will change and ultimately the required minimum number of year-round units will increase over time. Moreover, given the high costs of housing in Wenham, limited diversity of the housing stock, and existence of residents with limited financial means or other special needs, more affordably priced housing options are needed in Wenham beyond the 10% state threshold.

3. DEMOGRAPHIC PROFILE⁴

It is important to closely examine demographic characteristics and trends to understand the composition of the population and how it relates to current and future housing needs. The following key questions will be addressed in this section:

- What have been the historical growth trends in the community?
- What are the variations in household size and types of households that suggest unmet or greater housing needs?
- What are the ramifications of increases and decreases of various age groups in regard to housing needs?

As this Housing Needs Assessment is focused on the year-round population of Wenham residents, information on Gordon College students will be eliminated from the forthcoming narrative for purposes of clarity and uniformity. Some demographic analysis that includes these students is provided in Appendix 2.

3.1 Population Growth – Relatively low

As shown in Table 3-1, Wenham's population increased by 11% between 1980 and 2014, from 3,197 residents to 3,555. Since 2000 the population grew at a 2.5% rate, about half the rates of 4.7% and 4.9% for Essex County and the state, respectively.

Table 3-1: Key Demographic Characteristics, 1980-2014

Demographic Characteristics	1980		1990		2000		2010		2014	
	#	%	#	%	#	%	#	%	#	%
Total Population	3,197	82.0	3,192	75.8	3,469	78.1	3,802	78.0	3,555	70.5
Minority Population*	23	0.6	81	1.9	96	2.2	204	4.2	227	4.5
Total Households	1,112	100.0	1,168	100.0	1,285	100.0	1,358	100.0	1,363	100.0
Family Households**	911	81.9	906	77.6	957	74.5	994	73.2	977	71.7
Female Heads of Households with children**	25	2.2	31	2.6	39	3.0	58	4.3	39	2.9
Non-family Households**	201	18.1	262	22.4	328	25.5	364	26.8	386	28.3
Average Household Size	Not Available		2.73 persons		2.70 persons		2.67 persons		2.61 persons	

Source: U.S. Census Bureau 1980, 1990, 2000, 2010 and American Community Survey 5-Year Estimates, 2010-2014 *All non-White classifications ** Percent of all households *** Percent of population

⁴ It should be noted that this Housing Needs Assessment includes the most up-to-date data available. The decennial census data is typically provided as this data reflects actual counts. The most recent issue of the Census Bureau's American Community Survey (ACS) is also shown for some data not covered by the decennial counts and for more up-to-date information. Because the ACS is based on sample information, it is subject to sampling error and variation.

Population projections from the Metropolitan Area Planning Council (MAPC) estimate that the population will decrease to 4,336 residents by 2030, 539 residents less than the 2010 census figure, or by 11%.⁵ Although these projections include Gordon College students, given likely little decline in enrollments, most of this loss will involve the year-round population.

3.2 Racial Composition – Limited racial diversity but slowly growth minority population

As shown in Table 3-1, the population has remained predominately White although the growth in minority households has been steady over the past several decades. For example, in 2014 census estimates indicated that there were 227 persons or 4.5% of the population who identified themselves as non-White residents, more than double the 96 persons or 2.2% of the population in 2000. About 60% of the 2014 minority population claimed Asian descent and 39% were Black or African American. A total of 77 residents also claimed Hispanic or Latino heritage.

3.3 Households – Growth in smaller, nontraditional households

There were 1,358 households⁶ living in Wenham in 2010, up 22% from 1,112 households in 1980. The 2014 census estimates suggest only an additional five households after 2010. Throughout the twentieth century, the average size of the American household has decreased, and the size of Wenham households has followed this trend from an average size household of 2.73 persons in 1990 to 2.61 persons in 2010. Higher divorce rates, families with fewer children, and an increase in single person households have contributed to this trend.

The decrease in household size is also consistent with Wenham's gradual increase in non-family households, increasing by 63% since 1980 and representing more than one-quarter of all households. This increase reflects regional and national trends towards smaller and more nontraditional households. These non-family households, comprised of single or non-related persons, excluding single parents or grandparents with children, increased by 163 households from 1980 to 2010, up from 18.1% of all households in 1980 to 26.8%. The 2014 census estimates indicate an increase of another 22 such households.

While family households increased by 83, they decreased as a proportion of all households from 1980 to 2010, from 81.9% to 73.2%, and then down further to 71.7% in 2014. The number of female-headed households with children increased somewhat from 25 households in 1980 to 58 in 2010, then down to 39 based on 2014 census estimates.

The tendency towards smaller families may affect the type of housing units that are in demand. As family sizes decrease there is typically a greater need for smaller homes as well as increased demand for apartments or condominiums.

Despite a projected 11% population decrease between 2010 and 2030, MAPC projects that households will increase by 4%, from 1,358 to 1,409.

Table 3-2 examines the types of households by household size. Single-person households comprise a substantial portion of the population, representing one-quarter of all households by 2014, increasing from 22.7% in 2000 and higher than the 27.7% level for

⁵ MAPC projections reflect their Status Quo estimates that are detailed in Section 3.2.

⁶ The use of the term "household" in this plan is as defined by the U.S. Bureau of the Census, that is, all the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, such as partners or roomers, is also counted as a household. Does not include Gordon College students living in group quarters.

Essex County.

There were also increases in two-person households, growing from 395 households in 2000 to 480 by 2014, or from 30.3% to 35.2% of all households. These two-person households included family and non-family households. This is higher than the county's level of 31% in 2014. Large households of five (5) or more persons represented only 10% of all households in 2014, down a bit from 11.6% in 2000, and somewhat higher than 9% for Essex County, once again reflective of the general trend towards smaller households.

Table 3-2: Types of Households by Size, 2000 and 2010 Census and 2014 Census Estimates

Households by Type and Size	2000		2010		2014	
	#	%	#	%	#	%
Nonfamily Households	326	25.5	333	24.8	386	28.3
1-person	290	22.7	306	22.8	343	25.2
2-persons	27	2.1	27	2.0	37	2.7
3-persons	0	0.0	0	0.0	0	0.0
4-persons	7	0.5	0	0.0	6	0.4
5-persons	0	0.0	0	0.0	0	0.0
6-persons	2	0.2	0	0.0	0	0.0
7+ persons	0	0.0	0	0.0	0	0.0
Family Households	952	74.5	1,012	75.2	977	71.7
2-persons	368	28.8	356	26.5	443	32.5
3-persons	205	16.0	227	16.9	164	12.0
4-persons	231	18.1	259	19.3	234	17.2
5-persons	119	9.3	159	11.8	105	7.7
6-persons	21	1.6	11	0.8	20	1.5
7+ persons	6	0.5	0	0.0	11	0.8
Total Households	1,278	100.0	1,345	100.0	1,363	100.0

Sources: U.S. Census Bureau, 2000 and 2010 Census, Summary File 3, and American Community Survey Five-Year Estimates 2010-2014. Because these figures reflect sample data, they are somewhat different than the actual counts for 2000 and 2010 included in Table 3-2.

3.4 Age Distribution – Increases in older residents and declines in younger ones

Table 3-3 summarizes changes in the age distribution from 1980 through 2014, using census data and indicating the following major demographic changes:

- Fluctuations in children with small net increases*

The school-age population of those less than 18 years of age decreased somewhat from 823 children in 1980, down to 702 in 1990, then up to 976 in both 2000 and 2010, with another decline to 924 in 2014. This represents a net gain of 101 children during this period. While the overall population increased by 11.2% during this period, children increased by 12.3%.

- *Significant declines in young adults*

Those in the 18 to 24 age range (not including Gordon college students) fluctuated but decreased from 314 to 143 residents or 4% of the population by 2014. The population age 25 to 34 decreased by 44%, from 421 residents in 1980, to 265 in 2000, and then down further to 235 as of 2014. There were also net decreases in those 35 to 44 years, from 392 residents in 1980 to 296 in 2014.

These demographic trends suggest that escalating housing costs may be pricing younger individuals and families out of the housing market and the community. On the other hand, young adults may be attracted to more urban areas in this stage of their lives.

- *Increases in middle-age residents*

Those age 45 to 64, in the prime of their careers and earning potential, have grown from 878 to 1,233 residents, representing a growth rate of 40%, much higher than the Town's 11.2% rate of population growth. This population includes a significant portion of the baby boom generation, particularly over the past couple of decades. Many are passing into retirement which will likely suggest some demand for a wider range of housing options beyond the existing detached single-family home.

- *Substantial increases older adults*

The number of older adults age 65 or over almost doubled between 1980 and 2014, from 369 to 724 residents, representing a growth rate of 96.2%. The percentage of seniors in 2014, at 20.4%, is much higher than the county and state levels of 13.3% and 14.4%.

Table 3-3: Age Distribution 1980-2014

Age Range	1980		1990		2000		2010		2014	
	#	%	#	%	#	%	#	%	#	%
Under 5 Years	124	3.9	197	6.2	231	6.7	142	3.7	81	2.3
5 – 17 Years	699	21.9	505	15.8	745	21.5	834	21.9	843	23.7
18 – 24 Years	314	9.8	222	7.0	77	2.2	340	8.9	143	4.0
25 – 34 Years	421	31.2	398	12.5	265	7.6	192	5.0	235	6.6
35 – 44 Years	392	12.3	510	16.0	615	17.7	426	11.2	296	8.3
45 – 54 Years	507	15.8	395	12.4	583	16.8	702	18.5	758	21.3
55 – 64 Years	371	11.6	425	13.3	329	9.5	517	13.6	475	13.4
65 – 74 Years	181	5.7	314	9.8	319	9.2	294	7.7	314	8.8
75 – 84 Years	129	4.0	164	5.1	240	6.9	249	6.5	300	8.4
85 Years +	59	1.8	62	1.9	66	1.9	106	2.8	110	3.1
Total	3,197	100.0	3,192	100.0	3,469	100.0	3,802	100.0	3,555	100.0
Under 18 Years	823	25.7	702	22.0	976	28.1	976	25.7	924	26.0
65 Years +	369	11.5	540	16.9	624	18.0	649	17.1	724	20.4

Sources: U.S. Census Bureau, 1980, 1990, 2000 and 2010 Census and American Community Survey Five-Year Estimates 2010-2014

Table 3-4 offers population projections by age category for 2020 and 2030, comparing these figures to 2010 census figures. Prepared by the Metropolitan Area Planning Council (MAPC), Wenham's regional planning agency, these projections estimate a population decline of 11%, or by 539 residents, by 2030, and continuing shifts in the age distribution. For example, those under the age of 20 are predicted to decrease from 32.7% to 26.2% of the total population, representing a 28.8% population loss of about 458 residents.

The projections further suggest population losses in all other age categories over age 19 to age 65 between 2010 and 2030.

Those over 65 are estimated to increase substantially, from 13.3% of all residents in 2010 to 26.2% by 2030, representing a gain of 495 residents in this age category and a growth rate of 76%.

These projected population changes suggest the need for housing alternatives to accommodate the increasing population of seniors such as more handicapped accessibility, housing with supportive services, and units without substantial maintenance demands. Additionally, to maintain a diverse population, more affordable starter housing opportunities to attract young adults, including young families, should be promoted both as rentals and first-time homeownership.

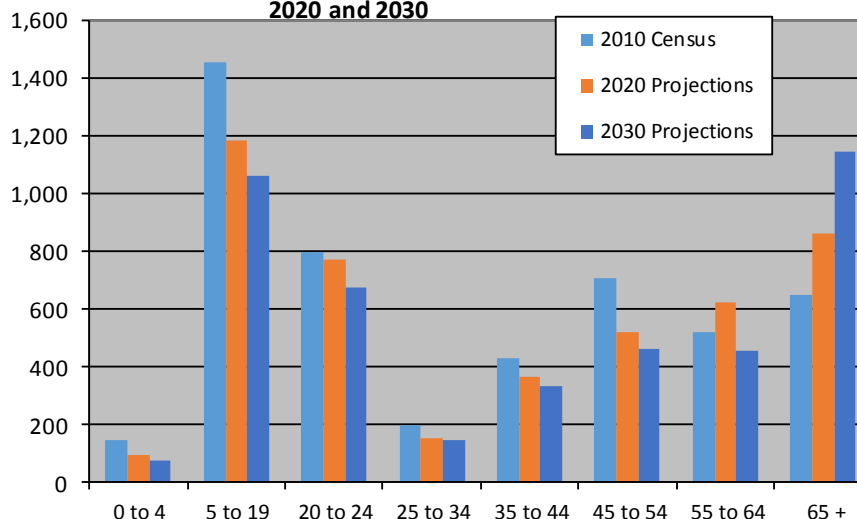
Table 3-4: Age Distribution, 2010 Census and MAPC Projections for 2020 and 2030

Age Range	2010 Census		2020 Projections		2030 Projections	
	#	%	#	%	#	%
Under 5 Years	142	2.9	92	2.0	75	1.7
5 – 19 Years	1,450	29.7	1,184	26.0	1,059	24.4
20 – 24 Years	797	16.3	766	16.8	670	15.5
25 – 34 Years	192	3.9	150	3.3	143	3.3
35 – 44 Years	426	8.7	362	8.0	328	7.6
45 – 54 Years	702	14.4	516	11.3	462	10.7
55 – 64 Years	517	10.6	623	13.7	456	10.5
65 – 74 Years	294	6.0	490	10.8	598	13.8
75 – 84 Years	249	5.1	247	5.4	416	9.6
85+ Years	106	2.2	121	2.7	129	3.0
Total	4,875	100.0	4,552	100.0	4,336	100.0
Under 20	1,592	32.7	1,276	28.0	1,134	26.2
Age 65+	649	13.3	858	18.8	1,143	26.4

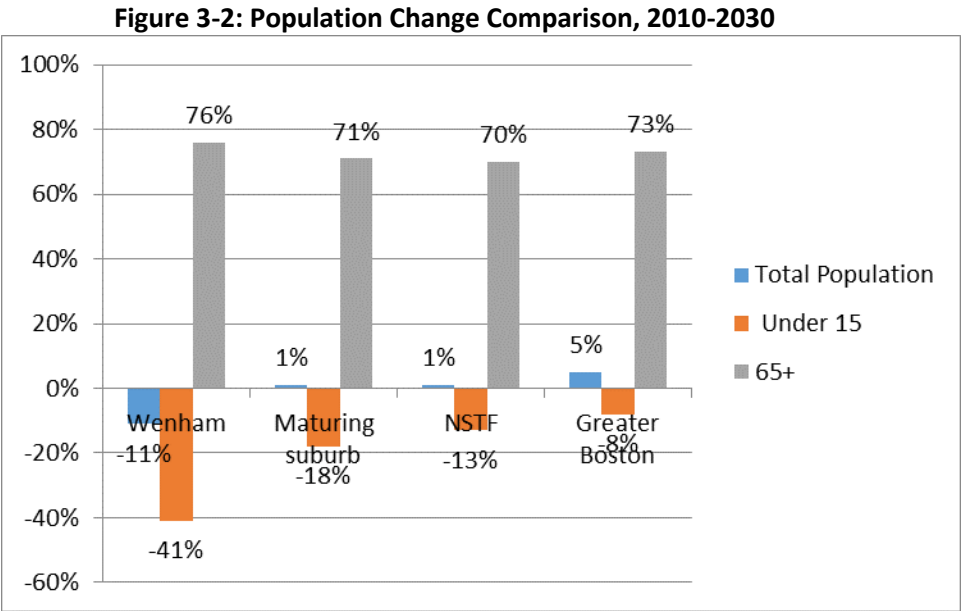
Source: Metropolitan Area Planning Council (MAPC), January 2014, Status Quo Scenario.

These projected demographic shifts are further presented in Figure 3-1, charting the trajectory of the population shifts as predicted by MAPC based on its Status Quo scenario that reflects continuing rates of births, deaths, migration and housing occupancy.

Figure 3-1: Changes in Age Distribution: 2010 and MAPC Projections for 2020 and 2030



These projections are also charted in Figure 3-2, comparing projections for Wenham to other maturing suburbs in the state,⁷ the North Shore Task Force,⁸ and Metro Boston from 2010 to 2030. Estimates suggest that unlike the other categories of places, Wenham is projected to experience a decrease in total population, a greater loss of children under 15 years of age, and a somewhat higher increase in those over 65 years of age.



⁷ MAPC categorized Wenham as a developing suburb in this particular report, however MAPC’s community profile or Wenham has it defined as a mature New England town/suburb which makes more sense and hence data from this category is included in Figure 3-3.

⁸ In addition to Wenham, MAPC’s North Shore Task Force area includes the communities of Manchester, Danvers, Essex, Gloucester, Hamilton, Ipswich, Marblehead, Middleton, Nahant, Beverly, Rockport, Salem, Swampscott, and Topsfield.

4. ECONOMIC PROFILE

This section examines income, employment and educational as well as disability data to address the following questions:

- What changes in income levels have occurred and how does this relate to housing affordability?
- Are there growing income disparities among residents?
- What are the trends toward educational attainment that can affect employment opportunities and housing affordability?
- What proportion of the population is disabled or has other special needs that limit their employment options and income?

In general incomes, educational attainment, and economic disparities are increasing.

4.1 Income Distribution – Generally high income levels that have not risen as quickly as inflation

A comparison of the income distribution between 1979 and 2014 is presented in Table 4-1. Incomes have been rising over the years with the median household income level increasing by 29% between 1999 and 2014 for example, from \$90,524 to \$116,875, but significantly lower than the rate of inflation during this period of 91%. In comparison, the median household income for the state as a whole, while substantially lower, increased by 81%, from \$36,952 to \$67,846 during this same period. It is interesting to note that the 2010 median household income level was significantly higher than the 2014 level, at \$132,697.

Wenham's median household income level is substantially higher than the state and county medians of \$67,846 and \$68,776, respectively, and in comparison to most of its proximate neighbors including \$77,404 in Danvers, \$108,558 in Hamilton, \$89,185 in Essex, \$89,313 in Manchester, \$59,044 in Salem and \$60,229 in Gloucester. Wenham's income level is in fact among the highest in the state. Only Topsfield had a higher income of \$121,157, although this is not the case in reviewing the 2010 median household income levels with Topsfield at \$115,015 and Wenham at \$132,697, which may be comparatively closer to the mark.

Table 4-1: Household Income Distribution, 1979-2014

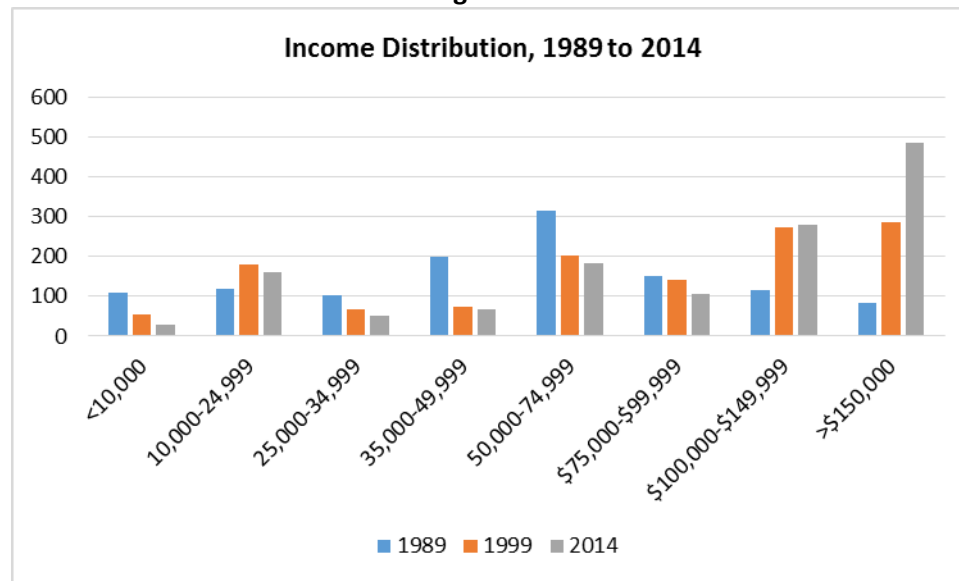
Age Range	1979		1989		1999		2010		2014	
	#	%	#	%	#	%	#	%	#	%
Under \$10,000	196	17.6	109	9.1	54	4.2	81	6.0	28	2.1
10,000-24,999	291	26.2	119	9.9	179	14.0	95	7.0	160	9.6
25,000-34,999	148	13.3	103	8.6	66	5.2	94	7.0	52	3.8
35,000-49,999	217	19.5	200	16.7	74	5.8	69	5.1	67	4.9
50,000-74,999	165	14.8	315	26.3	204	16.0	132	9.8	184	13.5
75,000-99,999	95	8.5	152	12.7	142	11.1	70	5.2	106	7.8
100,000-149,999			115	9.6	274	21.4	293	21.8	279	20.5
150,000 or more			84	7.0	285	22.3	511	38.0	487	35.7
Total	1,112	100.0	1,197	100.0	1,278	100.0	1,345	100.0	1,363	100.0
Median income	\$31,319		\$53,872		\$90,524		\$132,697		\$116,875	

Sources: U.S. Census Bureau, 1980, 1990, 2000 and 2010 Census and American Community Survey Five-Year Estimates 2010-2014. Census data included in inflation-adjusted dollars.

The growing prosperity of Wenham's residents is also reflected in the increasing proportion and numbers of those earning more than \$100,000, going from 16.6% of all households in 1989 to 56.2% by 2014, compared to about 33% for the state and Essex County. Between 1979 and 2014, there were considerable decreases in the numbers of households in all of the income ranges except for those earning above \$100,000. The income

distribution of families is somewhat higher with a median family income in 1999 of \$98,004, increasing to 146,875 by 2014, and with one-third of all families earning more than \$200,000.

Figure 4-1



While many in the community continue to prosper, there are some who are still struggling financially. Based on 2014 census estimates, 188 households earned less than \$25,000, representing almost about 12% of all households.

A comparison of 2000 and 2014 income levels for both owners and renters is provided in Table 4-2. Almost 40% of renters earned less than \$25,000 in 2014, about four times the percentage of homeowners in this income range. On the other hand, almost 62% of the homeowners earned more than \$100,000 compared to only about 9% of renters. The disparity of incomes by tenure is also reflected in median income levels of \$36,850 and \$130,650 for renters and owners, respectively. Much of this disparity is explained by about 60% of Wenham's rentals being subsidized.

Table 4-2: Income Distribution by Owner and Renter Households, 2000 and 2014

Income Range	Renters				Homeowners			
	2000		2014		2000		2014	
	#	%	#	%	#	%	#	%
Under \$10,000	43	22.8	10	5.7	14	1.3	18	1.5
10,000-24,999	104	55.0	59	33.7	71	6.5	101	8.5
25,000-34,999	8	4.2	0	0.0	55	5.0	52	4.4
35,000-49,999	0	0.0	35	20.0	77	7.0	32	2.7
50,000-74,999	10	5.3	39	22.3	193	17.6	145	12.2
75,000-99,999	8	4.2	0	0.0	137	12.5	106	8.9
100,000-149,999	10	5.3	24	13.7	268	24.5	255	21.5
150,000 +	6	3.2	8	4.6	281	25.6	479	40.3
Total	189	100.0	175	100.0	1,096	100.0	1,188	100.0

Source: U.S. Census Bureau, 2000 Census and 2014 American Community Survey 5-Year Estimates.
Census data included in inflation-adjusted dollars

Table 4-3 and Figure 4-2 show how age affects household income, clearly indicating that those over age 65 included the bulk of the lower income earners with almost 46% of these households earning less than \$50,000 and only about 23% earning more than \$100,000.⁹ There were only eight households involving those under 25 years of age in the census estimates, all earning below \$10,000. On the other hand, none of the 233 households between the ages of 25 and 44 were earning less than \$50,000 and 86% were earning more than \$100,000. The largest group of households included those in the 45 to 64 age range and of these 12.4% were earning less than \$50,000 while about 70% had incomes of more than \$100,000.

Table 4-3: Income Distribution by Age of Householder, 2014

Income Range	Under 25 Years		25 to 44 Years		45 to 64 Years		65 Years and Over	
	#	%	#	%	#	%	#	%
Under \$10,000	8	100.0	0	0.0	28	4.4	0	0.0
10,000-24,999	0	0.0	0	0.0	17	2.7	135	28.1
25,000-34,999	0	0.0	0	0.0	9	1.4	43	8.9
35,000-49,999	0	0.0	0	0.0	25	3.9	42	8.7
50,000-74,999	0	0.0	24	10.3	69	10.8	91	18.9
75,000-99,999	0	0.0	8	3.4	40	6.2	58	12.1
100,000-149,999	0	0.0	127	54.5	109	17.0	43	8.9
150,000+	0	0.0	74	31.8	344	53.7	69	14.3
Total	8	100.0	233	100.0	641	100.0	481	100.0

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2010-2014.
Census data included in inflation-adjusted dollars

Figure 4-2

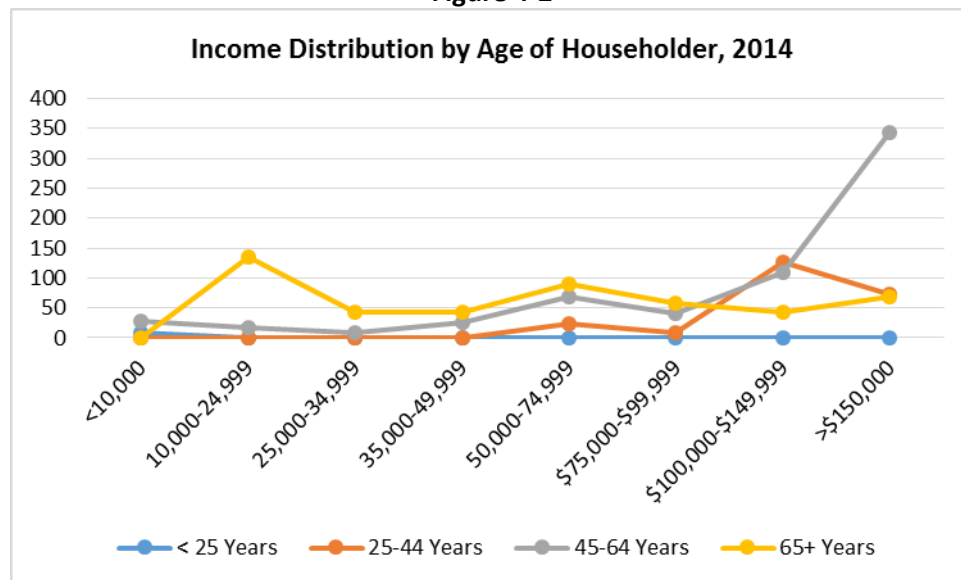


Table 4-4 provides median income levels for various types of households for 2014. **Not surprisingly, incomes were highest for men, families, homeowners and older middle-aged workers.** Wenham's per capita income was \$45,202 in 2014, considerably higher than the county and state levels of \$36,035 and \$36,441, respectively. The median income of families was substantially higher than non-families, \$146,875 versus \$35,152, a finding

⁹ This information is based only on income and does not include financial assets that could be considerable including home equity.

highly correlated with the greater prevalence of two worker households in families and significant numbers of retired persons on fixed incomes in the non-family category. When looking at the age of the householder, the median income of seniors 65 years of age or older was \$51,971, the highest was \$168,194 for those in the 45 to 64 age range and likely toward the height of their earning potential.

Table 4-4: Median Income by Household Type, 2014

Type of Household/Householder	Median Income
Individual/Per capita	\$45,202
Households	\$116,875
Families	\$146,875
Nonfamilies*	\$35,152
Male full-time workers	\$114,444
Female full-time workers	\$62,031
Renters	\$36,850
Homeowners	\$130,650
Householder less than age 25	**
Householder age 25 to 44	\$142, 292
Householder age 45 to 64	\$168,194
Householder age 65 or more	\$51,971

Source: U.S. Census Bureau, 2014 American Community Survey 5-Year Estimates.

Census data included in inflation-adjusted dollars

*Includes persons living alone and unrelated households members. ** Insufficient sample size.

Wenham's income distribution is in striking contrast to that of Essex County and the state, when viewed proportionately, as demonstrated in Table 4-5. **The percentage of those earning less than \$50,000 was about 38% for Essex County and the state in contrast to 20.4% of all households for the town of Wenham, whereas those earning above the \$100,000 threshold included one-third of all households in the county and state and about 78% of the households in Wenham.**

**Table 4-5: Income Distribution for Wenham, Essex County and Massachusetts
1999 and 2014**

Income	Wenham Households		Wenham %		Essex County %		Massachusetts %	
	1999	2014	1999	2014	1999	2014	1999	2014
Less than \$10,000	54	28	4.2	2.1	8.7	5.6	8.8	6.1
\$10,000 - \$24,999	179	160	14.0	9.6	15.4	13.9	15.8	13.9
\$25,000 - \$49,999	140	119	11.0	8.7	24.2	18.5	24.9	18.3
\$50,000 - \$99,999	346	290	27.1	21.3	32.7	28.5	32.9	28.5
\$100,000 or more	559	766	43.7	56.2	19.0	33.5	17.7	33.2
Total	1,278	1,363	100.0	100.0	100.0	100.0	100.0	100.0

Source: U.S. Census Bureau 2000 and American Community Survey 5-Year Estimates 2010 -2014.

Census data included in inflation-adjusted dollars

4.2 Poverty – Very low with some more recent increases

Table 4-6 indicates that poverty is much lower in comparison to county and state levels of 11.3% and 11.6%, respectively, but has grown modestly over the past several decades.¹⁰ The 2014 census estimates from the Census Bureau's American Community Survey indicate that poverty grew from 3.1% in 1979 to 3.7% by 2014,

¹⁰ The federal poverty levels for 2016 were \$11,880 for a single individual and \$20,160 for a family of three (3).

involving an increase of 186 residents. Poverty among families decreased from 2.4% in 1979 to 1.1% by 2010, and then was estimated to increase to 2.0% by 2014, still very low. Poverty for children has fluctuated over the decades but is currently at 4.8%, a bit higher than the 1979 level. The poverty rate among those 65 years of age or older has also fluctuated, and according to 2014 census estimates declined significantly between 2010 and 2014, from 6.2% to 1.2%, surprising and somewhat questionable given the extent of the drop.

Table 4-6: Poverty Status, 1979-2014

	1979		1989		1999		2010		2014	
	#	%	#	%	#	%	#	%	#	%
Individuals	121	3.1	120	2.8	115	3.3	166	3.4	186	3.7
Families	22	2.4	21	2.3	11	1.2	11	1.1	20	2.0
Related Children Under 18 Years (Under 17 Years for 1979 data)	37	4.5	37	5.3	18	1.9	20	2.1	44	4.8
Individuals 65+	8	2.2	33	6.1	32	5.1	49	6.2	9	1.2

Source: U.S. Census Bureau, Census 1980, 1990, 2000 and 2010 Summary File 3; American Community Survey 5-Year Estimate 2010-2014. * Percentage of total population

** Percentage of all families *** Percentage of all female-headed families with children under 18

**** Percentage of all related children under 18 years ***** Percentage of all individuals age 65+

4.3 Education – Very high educational attainment likely correlated with high incomes with slow but steady declines in school enrollment

Educational attainment is very high and increasing as shown in Table 4-7. The percentage of those having a high school diploma is higher in Wenham, at 97.6% in 2014, compared to county and state levels of about 89%, up remarkably from 1990 and 2000 levels. Likewise 63.9% had completed a bachelor's degree as of 2014, higher than 37.2% and 40.0% with a bachelor's degree or higher for the county and state, respectively.

Table 4-7: Educational Attainment, 1990, 2000 and 2014

Place	% Completed High School/Some College Only			% Completed 4 Years College Only			% Completed >4 Years College		
	1990	2000	2014	1990	2000	2014	1990	2000	2014
Wenham	38.7	35.3	97.6	31.0	30.9	40.2	17.8	19.7	63.9
Essex County	54.3	53.4	89.2	17.0	19.5	22.2	9.4	11.7	37.2
Massachusetts	52.8	51.6	89.5	16.6	19.5	22.6	10.6	13.7	40.0

Source: U.S. Census Bureau, Census 1990 and 2000 and American Community Survey 5-Year Estimates 2010 -2014.

The 2014 census estimates indicate that there were 1,672 residents in college or graduate school, including 1,484 living in group quarters. Current undergraduate enrollment at Gordon College is higher at 1,694 students with 98% reported as living on campus.

Those three years of age and over who were enrolled in school (nursery through graduate school) totaled 2,529 residents in 2014 or half of the population which includes the students at Gordon College.

The 2014 census estimates indicated that there were 857 students enrolled in preschool through high school, representing about 17% of all residents.

The Hamilton-Wenham School District reported a student enrollment of 1,828 students for the 2016-2017 school year that includes students from both Wenham and Hamilton. Student enrollment has been declining on an almost year-to-year basis from a high of 2,254 students in 2003. Enrollment

projections suggest further declines by an estimated 70 students from 2017-18 to 2023-24. The major factors causing these declines include an increase in those leaving the community in the local 18- to 24-age group, the rise in the number of empty-nest households, and a small decrease in the number of younger families coming into Wenham.¹¹

4.4 Employment – Very low unemployment and relatively low average weekly wage for those with jobs located in Wenham

Of those 4,300 Wenham residents over the age of 16 in 2014, 2,671 or approximately 62% were in the labor market and 2,483 or about 58% were employed in 2014 according to the Census Bureau’s American Community Survey estimates. This data suggests an unemployment rate at that time for town residents of 4.4% which was lower than the 5.4% rate reported by the state’s Executive Office of Labor and Workforce Development. Since 2014, the state indicates that unemployment rates have decreased to as low as 2.2% as of September 2016. This rate was lower than Boston’s at 3.2% and also lower than 2.5% for Hamilton, 2.9% for Beverly, and 2.8% for Danvers, for example.

Given Wenham’s average weekly wage of \$883, many of those working in Wenham would still likely find it challenging to live in town unless they were long-term residents or had other sources of income, given such high housing costs.

The 2014 Census Bureau’s American Community Survey data also provided information on the concentration of Wenham workers by industry, indicating that 40.3% of Wenham’s residents in the labor force were involved in management or professional occupations, another 33% in sales and office occupations, and the remainder in service occupations (17.6%) and a mix of other occupations. An estimated 80.1% of residents were involved wage and salaried workers, another 12.9% were government workers, and 6.1% were self-employed.

Detailed labor and workforce data from the state on employment patterns for those who actually work in Wenham is presented in Table 4-8. This information shows an average employment in the community of 967 workers and a diverse range of enterprises. Businesses related to professional or technical work have a significant presence in Wenham with relatively high wage levels. Other dominant employers include those related to the service sector and public administration as well as retail trade.

Table 4-8: Average Employment and Wages by Industry, 2014

Industry	# Establishments	Total Wages	Average Employment	Average Weekly Wage
Construction	8	\$1,341,419	29	\$890
Retail Trade	9	\$882,096	44	\$386
Finance/Insurance	3	\$322,872	3	\$2,070
Real Estate/Rental/Leasing	5	\$311,514	6	\$998
Professional/Technical Services	14	\$2,962,525	28	\$2,035
Health Care/Social Assistance	7	\$565,464	18	\$604
Arts/Entertainment/Recreation	6	\$1,006,491	53	\$365
Other Services/Public Admin.	16	\$913,927	34	\$517
Total	96	\$44,393,013	967	\$883

Source: Massachusetts Executive Office of Labor and Workforce Development, November 6, 2016

¹¹ Demographic analysis conducted by Cropper GIS in association with McKibbin Demographics. Data included in the Hamilton Wenham Regional School District’s 2014 Master Plan.

For those who were employed in Wenham, the average weekly wage was \$883 which approximates an annual wage of about \$46,000. This average weekly wage was about half of Boston's average weekly wage of \$1,770, also lower than \$1,063 for Danvers, and \$1,181 for Beverly for example.

4.5 Disability Status – Significant local special needs that are likely to increase

As shown in Table 4-9, of all Wenham residents in 2014, 518 or 10.3% claimed a disability, only somewhat lower than the county and state levels at about 11% but still representing significant special needs within the Wenham community. Wenham levels are a bit higher for those under age 18 at 5.0% as compared to 4.8% and 4.4% for the county and state, respectively, and comparable to county and state levels for those 65 years of age or older. These special needs will also likely increase with the significant projected increases of those 65 years of age or older. Moreover, the high housing cost burdens experienced by many non-elderly, non-family single individuals (see Table 5-14) is likely partially explained by those with disabilities who live primarily on Social Security and are typically some of the most hard-pressed residents to find affordable housing that meets their needs.

Table 4-9: Population Five Years and Over with Disabilities for Wenham, Essex County and Massachusetts, 2014

Age Range	Wenham		Essex County	Massachusetts
	#	%	%	%
Under 18 years	46	5.0	4.8	4.4
18 to 64 years	229	6.8	9.2	8.8
65 years +	243	33.6	34.5	33.4
Total	518	10.0	11.4	11.3

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates. Includes those in the civilian, noninstitutionalized population.

Additional information on the types of disabilities for local seniors is summarized in Table 4-10, comparing Wenham estimates to those of the state based on Tufts Health Plan Foundation's Healthy Aging Community Profile.

Table 4-10: Types of Disabilities

Population Characteristics	Wenham Estimates	State Estimates
% Disabled for a year or more	26.6%	31.0%
Hearing impairment % 65-74/% 75+	3.9%/30.8%	7.4%/21.2%
Vision impairment % 65-74/% 75+	0.0%/11.7%	3.2%/9.3%
Cognition impairment % 65-74/% 75+	0.8%/8.0%	4.7%/12.1%
Ambulatory impairment % 65-74/% 75+	0.8%/20.7%	12.9%/29.4%
Self-care impairment % 65-74/% 75+	0.8%/19.4%	3.7%/12.2%
Independent living impairment % 65-74/% 75+	0.8%/19.4%	7.2%/24.3%

Source: Tufts Health Plan Foundation, Massachusetts Health Aging Community Profile, March 2015

The table suggests that on a whole the level of disabilities for Wenham's seniors is lower than the state with a few exceptions. The Tufts report further indicates that compared to state averages, older residents in Wenham do better on many healthy aging indicators with lower rates of depression, diabetes, stroke, heart disease,

anemia, and kidney disease among others. As the population continues to age, services from the Council on Aging and other area service providers will become increasingly important, including the potential need for more assisted living options.

5. HOUSING PROFILE

This section of the Housing Needs Assessment summarizes housing characteristics and trends, analyzes the housing market from a number of different data sources and perspectives, compares what housing is available to what residents can afford, summarizes what units are defined as affordable by the state, and establishes the context for identifying priority housing needs.

5.1 Housing Growth – Significant fluctuations in housing growth over time but slowing down

Figure 5-1 shows Wenham’s historic housing growth, indicating that about 24% of the town’s housing predates World War II. After 1940, the amount of residential development per decade fluctuated considerably, down to 135 units during the 1940s, up to 334 in the 1950’s and then progressively lower through 1990, ranging up and down after that to a total of 1,444 units counted by 2014.

This data is from the Census Bureau’s ACS and provides somewhat different residential growth figures than the actual census counts as shown in Table 5-2. For example, the number of units built between 1980 and 1989 was 88 according to Table 5-2 as opposed to 84 in the ACS data. Similarly, there was also little discrepancy in unit totals built between 1990 and 1999, 110 in Table 5-2 versus 114 in the ACS figures. There was a larger discrepancy however in the data for 1990 to 1999 period, 113 units in Table 5-2 and 154 in the ACS data. Because the ACS figures rely on sample data, the actual counts in Table 5-2 are probably more reliable.

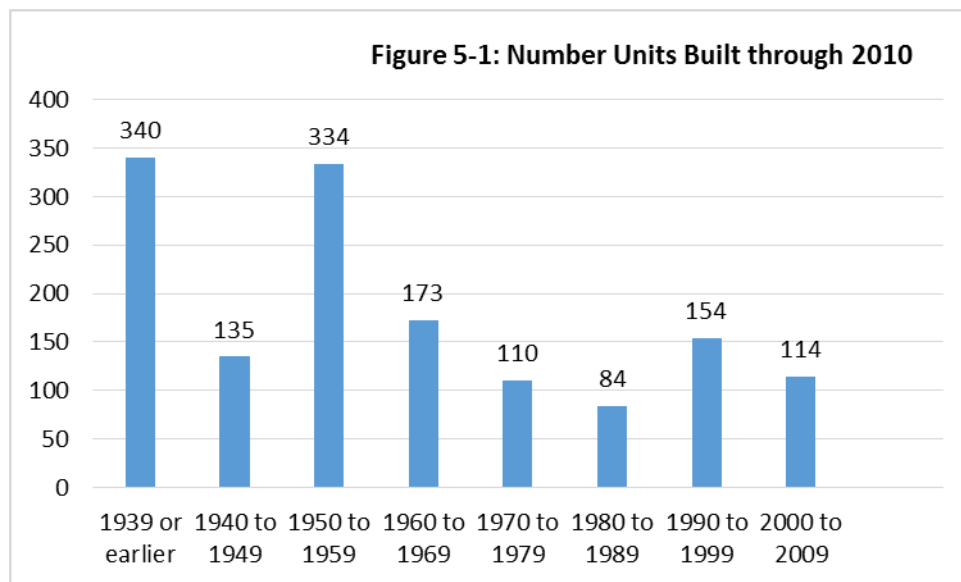


Table 5-1 provides information on the number of residential building permits issued annually since 2010, demonstrating very limited recent residential building activity with 20 single-family homes and 2 two-family dwellings built during those five years. The table also shows that high valuations, averaging \$402,429 per unit.

As to future housing growth, MAPC predicts that the number of housing units will increase from 1,430 units in 2010 to 1,475 by 2030, adding only 45 net new units and representing a 3% rate of growth over these decades. These projections were based on MAPC’s “Status Quo” figures that are based on a continuation of births, deaths, migration, and housing occupancy. The MAPC figures further suggest that almost all of the demand for new units will come from those age 35 to 54 and will be primarily for single-family homeownership.

Table 5-1: Residential Building Permits, 2010 through 2015

Year	# Building Permits for New Units	Total Valuation	Average Valuation/Unit
2010	1 SF	\$400,000	\$400,000
2011	1 SF	\$400,000	\$400,000
2012	2 SF	\$605,000	\$302,500
2013	6 SF	\$1,972,000	\$328,667
2014	6 SF	\$3 million	\$500,000
2015	4 SF	\$2.6 million	\$650,000
	2 2F	\$681,300	\$170,325
Total	20 SF	\$8,977,000	\$448,850
	2 2F	\$681,300	\$170,325
	24 Total Units	\$9,658,300	\$402,429

Source: University of Massachusetts, Donahue Institute, State Data Center

SF = single-family dwelling

2F = two-family dwelling

A buildout analysis completed by the state's Executive Office of Environmental Affairs (now renamed the Executive Office of Energy and Environmental Affairs) projected that another 1,053 residential units could be built based on existing zoning and development constraints that would add 2,707 residents including 474 additional school children. Infrastructure requirements to support the added growth were estimated at approximately 203,010 gallons of water per day and 1,389 tons of municipal solid waste per year, including about 987 tons of non-recycled solid waste. Given building activity since 2000, these projections estimate that another 1,035 housing units could be accommodated based on existing zoning.

5.2 Housing Occupancy – Housing growth has largely been in the owner-occupied stock with extremely low vacancy rates

Besides total housing figures, Table 5-2 includes a summary of housing characteristics from 1980 through 2014 that indicates the following major trends:

- Higher level of owner-occupancy*

Of the 1,430 total housing units in 2010, Wenham had 1,404 year-round units¹² of which 1,358 or 95% were occupied, reflecting very low vacancies. Of the occupied units, 1,151 or 84.8% were owner-occupied compared to 63.8% for Essex County and 62% statewide. The 2014 census estimates suggest increases in owner-occupancy to 87.2%.
- Housing growth has largely been in the owner-occupied housing stock*

Census data indicates that owner-occupied units grew by 32% between 1980 and 2010, from 873 to 1,151 units, while total housing growth was only 27.8% during this period. The number of rental units showed a slight loss since 1980, from 219 to 207 units in 2010, or from 20% to 15% of all units. The 2014 census estimates show a continued loss of rental units, to 175 units and 12.8%, with further increases in the owner-occupied housing stock.

¹² The year-round figure (1,404 units) is the one used under Chapter 40B for determining the 10% affordability goal and annual housing production goals. It is calculated by subtracting the seasonal or occasional units (26) from the total number of units (1,430) per the 2010 census. The figure will be readjusted when the results of the 2020 census are released.

- *Decrease in persons per unit*

The average number of persons per unit declined between 1990 and 2014, from 2.92 persons to 2.75 persons for owner-occupied units and from 1.86 persons to 1.62 for rental units. These low average occupancy levels reflect local, regional and national trends towards smaller households and relates to the change in the average household size in Wenham from 2.73 persons in 1990 to 2.61 by 2014.

Table 5-2: Housing Occupancy, 1980 to 2014

Housing Characteristics	1980		1990		2000		2010		2014	
	#	%	#	%	#	%	#	%	#	%
Total Units	1,119	100.0	1,207	100.0	1,320	100.0	1,430	100.0	1,444	100.0
Occupied Units*	1,092	97.6	1,168	96.8	1,285	97.4	1,358	95.0	1,363	94.4
Total Vacant Units/ Seasonal, Rec. Occasional Use*	27/0	2.4/0.0	39/3	3.2/0.2	36/10	2.7/0.8	72/26	5.0/1.8	81/0	5.6/0.0
Occupied Owner Units**	873	80.0	966	82.7	1,098	85.5	1,151	84.8	1,188	87.2
Occupied Rental Units**	219	20.0	202	17.3	187	14.5	207	15.2	175	12.8
Average Household Size/ Owner-occupied Units	Not Available		2.92 persons		2.86 persons		2.83 persons		2.75 persons	
Average Household Size/ Renter-occupied Units	Not Available		1.86 persons		1.74 persons		1.75 persons		1.62 persons	

Source: U.S. Census Bureau, Census 1980, 1990, 2000 and 2010 Summary File 1 and American Community Survey 5-Year Estimates, 2010-2014 * Percentage of all housing units ** Percentage of occupied housing units

- *Extremely tight market conditions*

As shown in Table 5-3, census data suggests a zero percent vacancy rate for both ownership and rentals for 2010 and 2014, signaling very little housing availability and extremely tight market conditions.

Table 5-3 Vacancy Rates, 2000, 2010 and 2014

Tenure	2000	2010	2014	County 2014	MA 2014
Rental	2.6%	0.0%	0.0%	3.7%	4.6%
Homeowner	0.4%	0.0%	0.0%	1.1%	1.3%

Source: U.S. Census Bureau, 1990 and 2000 and American Community Survey 5-Year Estimates for 2006-2010 and 2010-2014.

5.3 Type of Structures and Units – Very limited housing diversity

Table 5-4 presents information on the distribution of units by types of dwellings from 1990 to 2014. Almost all of housing growth occurred in single-family development with some increases in the larger multi-family housing stock as well. For example, single-family detached and attached units increased from 87.6% of the housing stock in 1990 to 90.4% by 2010. The significant reductions in these units according to 2014 estimates does not appear credible.

There were also increases in the larger multi-family properties of five or more units, from 36 units in 1990 to 121 according to 2010 data and 123 from 2014 estimates. Nevertheless, such units are still very limited in Wenham, involving The Maples condominium development and the Wenham Housing Authority's Enon Village.

Table 5-5 provides information comparing the distribution of housing between single and multi-family dwellings in Wenham to its neighbors and the county. Using the 2014 figures, Wenham had a lower proportion of multi-family units compared to Topsfield but the 2010 figure for Wenham at 9.6% would push it ahead of the pack with respect to having very limited multi-family housing. The higher proportion of multi-family units in both Beverly and Essex County reflects a more urban orientation towards greater housing diversity.

There were some marked declines in the small multi-family housing stock of two to four units, from 113 units in 1990 to 38 by 2010. These housing units are typically among the more affordable units in the private housing stock as landlords, particularly owner-occupied ones, tend to value good tenants and frequently maintain below market rents to keep them. These properties also provide rental income to owners that is included in underwriting

Table 5-4: Units in Structure, 1990 to 2014

Type of Structure	1990		2000		2010		2014	
	#	%	#	%	#	%	#	%
1 unit detached	1,041	86.2	1,040	78.8	1,150	83.5	1,129	78.2
1 unit attached	17	1.4	35	2.7	68	4.9	107	7.4
2 units	63	5.2	99	7.5	22	1.6	56	3.9
3-4 units	50	4.1	128	9.7	16	1.2	29	2.0
5-9 units	20	1.7	18	1.4	82	6.0	97	6.7
10+ units	16	1.3	0	0.0	39	2.8	26	1.8
Total	1,207	100.0	1,320	100.0	1,377	100.0	1,444	100.0

Source: U.S. Census Bureau, Census 1990, and 2000; American Community Survey 5-Year Estimates for 2006-2010 and 2010-2014

**Table 5-5: Single-family and Multi-family Housing in Wenham, Surrounding Towns and Essex County
2000 and 2014**

Place	% Single-family Units*		% Multi-family Units**	
	2000	2014	2000	2014
Beverly	54.5%	55.5%	45.5%	44.5%
Danvers	71.4%	60.5%	28.6%	39.5%
Hamilton	85.8%	84.8%	14.2%	15.2%
Manchester	71.2%	75.0%	28.8%	25.0%
Topsfield	86.7%	88.1%	13.3%	11.9%
Wenham	81.4%	85.6%/90.4% ***	18.6%	14.4%/9.6% ***
Essex County	57.3%	56.6%	42.7%	43.4%

Source: U.S. Bureau of the Census, 2000 and American Community Survey 5-Year Estimates 2010-2014

* Includes single-family attached and detached dwelling units.

** Includes units in all structures with two units or more

*** The 2010 figures (second figure) appear more credible than the 2014 ones and are also offered here for comparative purposes.

Table 5-6 provides an estimated breakdown of the 2014 distribution of types of properties according to whether the units were occupied by renters or homeowners. While 91% of owners resided in single-family homes, about 60% of renters lived in multi-family structures of two or more units, 40% in mid-range multi-family structures of five to nine units. The units in structures of more than five units include the Wenham Housing Authority's Enon Village for rentals and The Maples condominium development, both age-restricted. Additionally, 40% of the renters occupied single-family homes, substantially more than the statewide level of 15.4%, which relates primarily to the predominant type of housing available in the community.

Table 5-6: Units in Structure by Tenure, 2014

Type of Structure	Owner-occupied Units/ Number of Residents		Renter-occupied Units/ Number of Residents	
	#	%	#	%
Single unit detached and attached	1,084	91.2	71	40.6
2 to 4 units	70	5.9	25	14.3
5 to 9 units	26	2.2	71	40.6
10+ units	18	1.5	8	4.6
Total	1,188	100.0	175	100.0

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

The median number of rooms per housing unit was 7.3, indicating that the average home had about four bedrooms. Dwelling sizes ranged from 299 units or 20.7% with four rooms or less to 448 units or 31.0% of the housing stock with nine (9) rooms or more.

Two-thirds of all households had two or more vehicles, and there were another 47 households that indicated that they did not own a car.

Additional information from the 2014 census estimates suggests that Wenham's housing stock is generally of very high quality with no units listed as lacking plumbing or kitchen facilities. However, there were nine units with occupancy of more than 1.5 persons per room which is the established threshold for overcrowding.

5.4 Housing Costs – Rising beyond pre-recession levels

The following analysis of the housing market looks at past and present values of homeownership and rental housing from a number of data sources including:

- The 1990, 2000 and 2010 Decennial U.S. Census figures
- The U.S. Census Bureau's American Community Survey 5-year Estimates, 2006-2010 and 2010-2014
- The Warren Group's median income statistics and sales volume by year from 2000 through September 2016
- Multiple Listing Service data
- Wenham Assessor's data
- Craigslist and other Internet listings
- Local real estate agents

Ownership Units

Census estimates also provide information on housing values as summarized in Table 5-7 for owner-occupied units. The 2010 figures indicate that the median owner-occupied unit was valued at \$624,300 with the 2014 estimates suggesting some reduction in values since then to \$508,600, the extent of which is questionable. The 2010 median was 133% of the median in 1990 of \$268,000, much higher than the 66% level of inflation during this period.

Table 5-7: Housing Values of Owner-occupied Units, 1990 to 2014

Price Range	1990		2000		2010		2014	
	#	%	#	%	#	%	#	%
Less than \$50,000	3	0.4	9	1.0	8	0.7	6	0.5
\$50,000 to \$99,999	18	2.1	0	0.0	0	0.0	0	0.0
\$100,000-\$149,999	52	6.2	6	0.6	0	0.0	9	0.8
\$150,000-\$199,999	133	15.9	65	6.9	0	0.0	18	1.5
\$200,000-\$299,999	298	35.5	254	27.1	43	3.6	97	8.2
\$300,000-\$499,999	243	29.0	339	36.1	367	30.7	452	38.0
\$500,000-\$999,999	92	11.0	241	25.7	672	56.2	473	39.8
\$1 million or more			24	2.6	106	8.9	133	11.2
Total	839	100.0	938	100.0	1,196	100.0	1,188	100.0
Median (dollars)	\$268,000		\$362,500		\$624,300		\$508,600	

Source: U.S. Census Bureau, 1990 and 2000 and American Community Survey 5-Year Estimates, 2006-2010 and 2010-2014.

There is almost no affordability remaining in the ownership housing stock with only 51 units valued below \$300,000 based on 2010 data and 33 based on 2014 census estimates.

As Table 5-7 further indicates, almost all of Wenham's ownership housing is valued above \$300,000 with 65.1% valued above \$500,000 based on 2010 data.

Table 5-8 provides The Warren Group data on median sales prices and number of sales from 2000 through September 2016, offering a long-range perspective on sales activity.

This data is tracked from Multiple Listing Service (MLS) information based on actual sales.

The median sales price of a single-family home as of September 2016 was \$565,000 based on 44 sales, up from \$519,000 as of the end of 2015. This median is considerably lower than \$722,500 in 2005 at the height of the market before the “bursting of the housing bubble.” The median value fell off substantially after the recession and was lowest in 2011 at \$420,000 but has been climbing back steadily after that.

The number of single-family home sales has also rebounded in recent years beyond pre-recession levels with a high of 67 sales in 2013.

The condo market remains expensive. The highest median sales price was \$795,000 in 2008, due largely to the high-end sales at The Boulders of Wenham “over 55” condominium development. While the condo market is very small in Wenham, only 58 units according to Assessor’s data, values remain high.

Table 5-8: Median Sales Prices, 2000 to September 2016

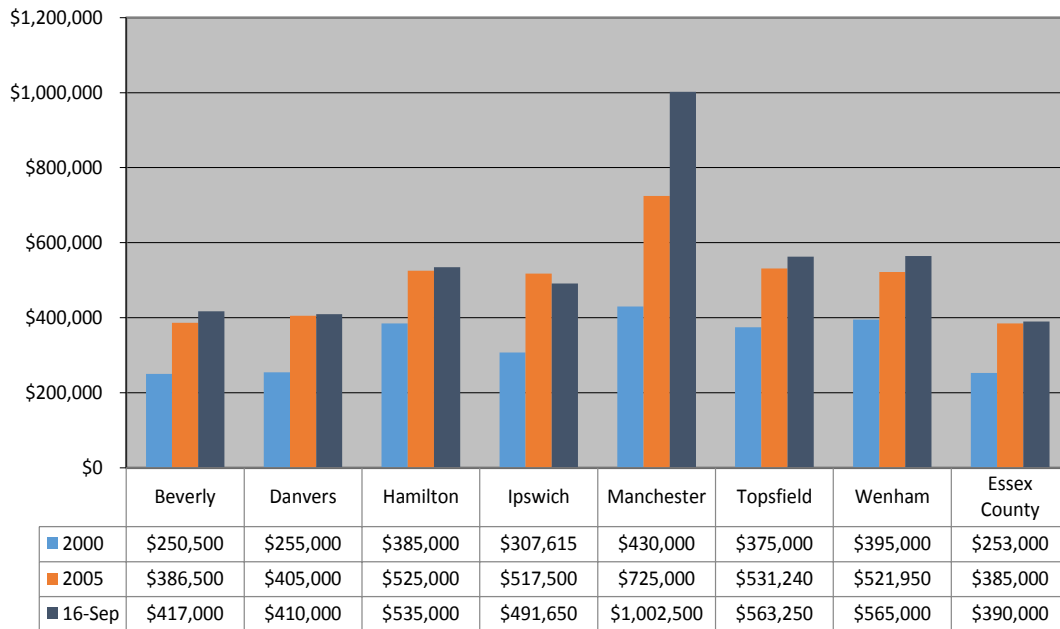
Year	Months	Single-family Values	# Single-family Sales	Condo Values	# Condo Sales
2016	Jan – Sept	\$565,000	44	\$499,000	9
2015	Jan – Dec	519,000	61	509,000	5
2014	Jan – Dec	494,500	34	464,000	7
2013	Jan – Dec	471,375	67	NA	2
2012	Jan – Dec	529,000	47	NA	2
2011	Jan – Dec	420,000	31	645,000	3
2010	Jan – Dec	454,235	37	NA	2
2009	Jan – Dec	550,000	21	599,000	8
2008	Jan – Dec	453,500	30	795,000	8
2007	Jan – Dec	496,000	47	NA	10
2006	Jan – Dec	722,500	36	NA	2
2005	Jan – Dec	521,950	40	NA	6
2004	Jan – Dec	544,600	37	NA	0
2003	Jan – Dec	582,000	44	NA	1
2002	Jan – Dec	544,500	48	NA	0
2001	Jan – Dec	535,000	53	NA	1
2000	Jan – Dec	395,000	41	NA	0

Source: The Warren Group, November 7, 2016

NA = Not available

Wenham’s single-family housing prices have remained high in comparison to neighboring communities and county levels as demonstrated in Figure 5-2. Only Manchester has higher values with Topsfield close behind as of September 2016. Also, with the exception of Ipswich, the 2016 median values had surpassed 2005 values, when the housing market was at its height for most communities prior to the recession.

Figure 5-2: Median Single-Family Home Values



Another analysis of housing market data is presented in Table 5-9, which breaks down sales data from the Multiple Listing Service as compiled by *Banker & Tradesman* of The Warren Group for single-family homes and condominiums. This table provides a snapshot of a year of sales from November 2015 through October 2016.

There were 69 total sales during this period, including 59 single-family homes and 6 condos. Two single-family homes sold below \$200,000, which might have been roughly affordable to those earning at or below 80% AMI, although given such low sales prices of \$90,000 and \$100,000 they were likely not arms-length transactions or the properties were small and in very poor condition. Half of the single-family homes sales were in the \$400,000 to \$600,000 range with a median sales price of \$531,000. There were only 10 condo sales with 52% in the \$400,000 to \$600,000 range and a median sales price of \$479,000.

Table 5-9: Single-family House and Condo Sales, November 2015 through October 2016

Price Range	Single-family Units		Condominiums		Total	
	#	%	#	%	#	%
Less than \$200,000	2	3.4	0	0.0	2	2.9
\$200,000-299,999	3	5.1	1	10.0	4	5.8
\$300,000-399,999	6	10.2	0	0.0	6	8.7
\$400,000-499,999	15	25.4	4	40.0	19	27.5
\$500,000-599,999	15	25.4	2	20.0	17	24.6
\$600,000-699,999	7	11.9	0	0.0	7	10.1
\$700,000-799,999	2	3.4	3	30.0	5	7.2
\$800,000-899,999	3	5.1	0	0.0	3	4.3
\$900,000-999,999	3	5.1	0	0.0	3	4.3
Over \$1 million	3	5.1	0	0.0	3	4.3
Total	59	100.0	10	100.0	69	100.0

Source: Banker & Tradesman, November 9, 2016

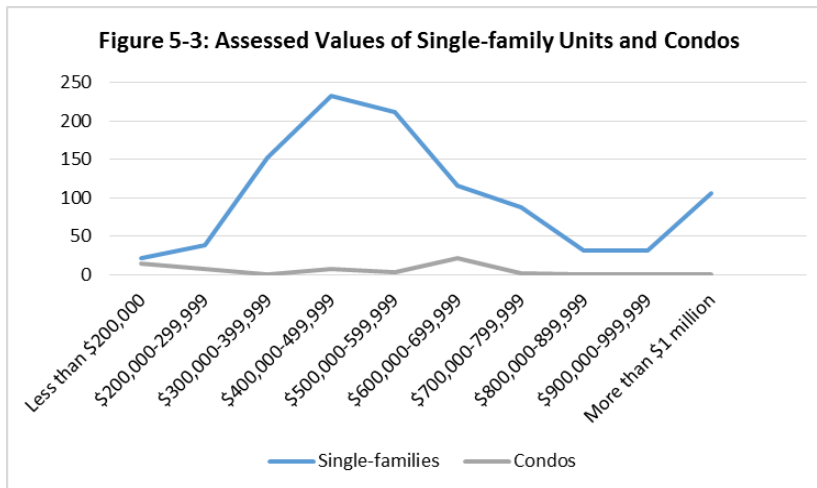


Table 5-10 and Figure 5-3 provide information on the assessed values of single-family homes and condominiums. This data shows that Wenham has 1,030 single-family properties, somewhat less than the 1,129 single-family detached units included in the 2014 census estimates. There were 21 homes valued below \$200,000 and another 39 in the \$200,000 to \$300,000 range and still relatively affordable, in total

representing only about 6% of all single-family homes. Another 15% units were valued between \$300,000 and \$400,000. About 40% of the homes were assessed between \$400,000 and \$600,000 with the remaining 15% assessed at more than \$700,000, including 106 properties assessed at more than \$1 million. The median assessed value was \$420,000, significantly less than the median sales price of \$479,000 based on sales between November 2015 and October 2016 (see Table 5-9) and the median single-family house price according to The Warren Group as of September 2016 of \$565,000 (see Table 5-8), although assessed values are typically lower than market prices, particularly under rising market conditions.

Condominiums are a very small segment of Wenham's housing stock at only 58 units. As shown in Table 5-8, condo values are high in Wenham on a whole, but there were 15 units assessed below \$200,000, a number including SHI units at Middlewood Estates, Pleasant Street and Friend Court for example. The median assessed value was \$482,800, not much lower than the \$499,000 median included in The Warren Group's Banker & Tradesman data as of September 2016 (see Table 5-8).

Table 5-10: Assessed Values of Single-family and Condominiums

Assessment	Single-family Dwellings		Condominiums		Total	
	#	%	#	%	#	%
Less than \$200,000	21	2.0	15	25.9	36	3.3
\$200,000-299,999	39	3.8	8	13.8	47	4.3
\$300,000-399,999	153	14.9	1	1.7	154	14.2
\$400,000-499,999	233	22.6	8	13.8	241	22.2
\$500,000-599,999	211	20.5	3	5.2	214	19.7
\$600,000-699,999	116	11.3	21	36.2	137	12.6
\$700,000-799,999	87	8.4	2	3.4	89	8.2
\$800,000-899,999	32	3.1	0	0.0	32	2.9
\$900,000-999,999	32	3.1	0	0.0	32	2.9
Over \$1 million	106	10.3	0	0.0	106	9.7
Total	1,030	100.0	58	100.0	1,088	100.0

Source: Wenham Assessor, Fiscal Year 2016

Assessor's data for multi-unit properties, as presented in Table 5-11, indicates that there are 42 two-family homes (84 units), 1 three-family home (3 units), and 46 properties with multiple dwelling units on a single lot.

The median two-family house is assessed at \$495,600, the sole three-family house at \$679,800, and multiple dwellings on a single lot with a median assessment of \$722,200.

Table 5-11: Assessed Values of Multi-family Properties

Assessment	Two-family Dwellings		Multiple Houses on One Lot		Total	
	#	%	#	%	#	%
Less than \$200,000	1	2.4	0	0.0	1	1.1
\$200,000-299,999	0	0.0	0	0.0	0	0.0
\$300,000-399,999	4	9.5	0	0.0	4	4.5
\$400,000-499,999	17	40.5	4	8.7	21	23.9
\$500,000-599,999	7	16.7	10	21.7	17	19.3
\$600,000-699,999	5	11.9	6	13.0	11	12.5
\$700,000-799,999	1	2.4	6	13.0	7	8.0
\$800,000-899,999	3	7.1	0	0.0	3	3.4
\$900,000-999,999	0	0.0	0	0.0	0	0.0
Over \$1 million	4	9.5	20	43.5	24	27.3
Total	42	100.0	46	100.0	88	100.0

Source: Wenham Assessor, Fiscal Year 2016

Assessor data also indicates the following other types of residential dwellings in Wenham:

- A property with more than eight units on Old Country Road assessed for almost \$15 million.
- Seven (7) mixed-use properties that are primarily residential ranging in value from \$359,200 to \$692,400.
- Four (4) mixed-use properties that are primarily commercial with values ranging between \$379,500 and \$956,600.
- Tax-exempt property that includes properties owned by the Wenham Housing Authority.

The data does not provide information on the numbers of units however.

Rental Units

About 60% of Wenham's rental units are subsidized.

Because 103 units of Wenham's Subsidized Housing Inventory consist of rental units, almost 60% of the Town's existing occupied rental stock is publicly assisted and as such has restricted below market rents, thus skewing gross rental figures considerably.

Data on the costs of rental units from 1980 through 2014 is included in Table 5-12. The 2014 census estimates indicated that there were 175 occupied rental units in Wenham and that the median gross rental was \$882, double the 2010 median. Rental units remain a small segment of Wenham's housing market, 12.8% in 2014, much smaller than that for Essex County and the state at 36.9% and 37.7% respectively. The median rent for the county was \$1,063 in 2014, significantly higher than Wenham's median and reflective of significantly fewer subsidized units in proportion to market units.

Table 5-12: Rental Costs, 1980-2014

Gross Rent	1980		1990		2000		2010		2014	
	#	%	#	%	#	%	#	%	#	%
Under \$200	100	56.5	70	38.2	39	21.3	0	0.0	0	0.0
200-299	8	4.5	15	8.2	15	8.2	50	33.6	19	10.9
300-499	53	29.9	17	9.3	59	32.2	28	18.8	34	19.4
500-749	7	4.0	27	14.8	22	12.0	0	0.0	10	5.7
750-999			17	9.3	5	2.7	0	0.0	33	18.9
1,000-1,499			17	9.3	28	15.3	42	28.2	31	17.7
1,500 +					0	0.0	29	19.5	40	22.9
No cash rent	9	5.1	20	10.9	15	8.2	0	0.0	8	4.6
Total	177	100.0	183	100.0	183	100.0	149	100.0	175	100.0
Median rent	\$116		\$248		\$391		\$441		\$882	

Source: U.S. Census Bureau, Census 1980, 1990, 2000 and 2010 Summary File 1 and American Community Survey 5-Year Estimates, 2010-2014 * Percentage of all housing units ** Percentage of occupied housing units

There are very few listings for available market rental units which is reflective of such limited rental opportunities in the community, that so many such units are subsidized, that there are extremely limited vacancies and turnover rates, and that units are likely marketed by word of mouth in many cases. The only recent listings included the following:

- A two-bedroom single-family in the Pleasant Pond neighborhood for \$1,800.
- A three-bedroom, two- bath condo with 1,700 square feet for \$2,400 per month.
- A three-bedroom single-family house on Cherry Street for \$2,600.
- A three-bedroom, two-bath guest house with 1,400 square feet for \$2,850 per month.
- A three-bedroom single-family house on Main Street for \$3,000.
- A four-bedroom home on Topsfield Road that listed for \$3,100 and was finally leased for \$2,900.
- A four-bedroom home on Burnham Road for \$3,500.

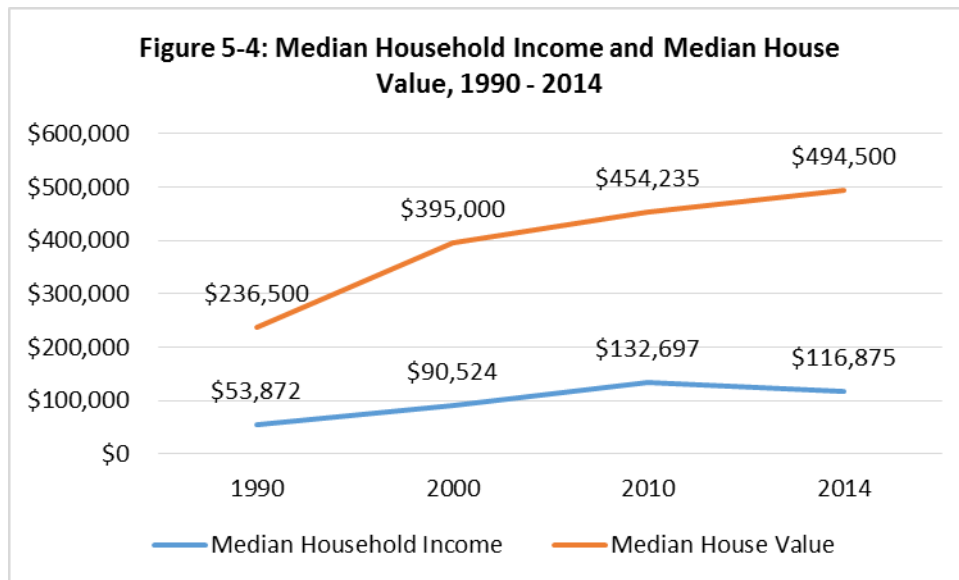
5.5 Affordability Analysis

Affordability Gaps

While it is useful to have a better understanding of past and current housing costs, it is also important to analyze the implications of these costs on residents' ability to afford them.

One traditional rough rule of thumb is that housing is affordable if it costs no more than 2.5 times the buyer's household income. By this measure, the median income household earning \$116,875 in Wenham could afford a house of approximately \$292,188, about half of the median house price of \$565,000 as of September 2016 according to Banker & Tradesman. **This implies that the household in the middle of the town's income range faced an "affordability gap" of approximately \$273,000, the difference between what they could afford and the median house price.**

Housing prices have not risen at a higher rate than incomes however, as demonstrated in Figure 5-4. While incomes increased by 117% between 1990 and 2014 according to census data, the median single-family home increased by 109% during this period. Nevertheless, the gap between income and unit value was \$182,628 in 1990, increased to \$304,476 by 2010, and then increased to \$377,625 by 2014.



Another way of calculating the affordability gap is to estimate the difference between the median priced house and what a median income earning household can afford to pay based on spending no more than 30% of income on housing costs.¹³ To afford the median sales price of a single-family home of \$565,000, based on Banker & Tradesman data as of September 2016, a household would have to earn an estimated \$156,800 with 95% financing.¹⁴ This income is much higher than the median household income for the town per 2014 census estimates of \$116,875, and consequently there is a considerable affordability gap. If the calculations were based on 80% financing with a 20% down payment, the required income would be reduced to about \$129,600, still above the town's median household income in 2014. It would also require the purchaser to come up with more than \$115,000 in upfront cash.

The median income earning household could likely afford a single-family home of about \$509,500 based on 80% financing. *The affordability gap is then about \$55,500* - the difference between the price of the median priced single-family home (\$565,000) and what a median income household can afford (\$509,500). The upfront costs associated with 80% financing of more than \$115,000 effectively increases the affordability gap considerably. The affordability gaps would in fact be significantly greater if not for unprecedentedly low mortgage interest rates that have made housing more affordable in Wenham and throughout the country.

For those earning at 80% of area median income limit (\$65,750 for a family of three), this gap is \$328,000, the difference between the maximum they could afford of approximately \$237,000 and the median single-family house price of \$565,000. These figures are based on 95% financing, assuming that the purchasers could qualify for homebuyer programs such as the state's One Mortgage Program or MassHousing's mortgage offerings for example. It should also be noted that this price is based on the 80% AMI limit and purchase prices for deed-restricted units are calculated for a household earning at 70% AMI to allow for some marketing window and with other prescribed requirements.

¹³ Based on the 2014 census estimate of \$116,875 for median household income for Wenham.

¹⁴ Figures based on 95% financing, interest of 4.0%, 30-year term, annual property tax rate of \$16.98 per thousand, and insurance costs of \$4 per \$1,000 for condominiums and \$6 per thousand for single-family homes). The calculations are also based on the purchaser spending no more than 30% of gross income on mortgage (principal and interest), taxes and insurance. It is also assumes private mortgage insurance of .3125% of the mortgage amount for 95% financing.

There is a small affordability gap for condos of \$19,000 based on the difference between what a median income earning household can afford of \$480,000 and the median condo price of \$499,000 according to Banker & Tradesman figures from The Warren Group as of September 2016.¹⁵ *There was a gap of \$295,500 for those households earning at the 80% of area median income limit (\$65,750 for a household of three) who could afford a condo of about \$203,500.*¹⁶

Table 5-13 provides a breakdown of the number of units existing within various affordability ranges. According to Assessor's data, 553 homes or a bit more than one-half of Wenham's *single-family homes* were affordable to households earning below the town's median income (\$116,875). Using percentages of area median income for the Boston area, only 30 or 2.9% were affordable to those earning at or below 80% of area median income (\$65,750 for a household of three) in 2016. Another 15 units or 1.5% of all single-family homes were likely affordable to those earning between 80% and 100% of area median income (\$69,390). These figures suggest very little affordability within the private housing stock.

Table 5-13: Distribution of Single-family Home and Condo Values by Income Range

Price Range Single-family/ Condo*	Income Range (based on HUD Area Median Income (AMI) Limits	Single-family Homes Available in Price Range		Condominiums Available in Price Range	
		#	%	#	%
\$509,500/\$480,000	At Town's median Income (\$116,875)	553	53.7	27	46.6
\$237,000/\$203,500	At 80% AMI (\$65,750)**	30	2.9	15	25.9
\$237,001-269,000/ \$203,501-\$236,000	80% - 100% AMI** (\$65,750 - \$69,390)***	15	1.5	4	6.9
\$269,001-362,500/ \$236,001-\$328,500	100% - 120% AMI (\$69,391 - \$83,161)	79	7.7	5	8.6
More than \$362,500/more than \$328,500	More than 120% AMI (More than \$83,161)	906	88.0	34	58.6
Total		1,030	100.0	58	100.0

Source: Town Assessor's Database for Fiscal Year 2016. Please note that as a standard practice, assessed value is assumed to be at least 93% below actual value or potential sale price with some assessments even lower. Figures based on a three-person household.

* Includes estimated condo fee of \$250 per month.

** Based on 95% financing given potential eligibility for subsidized mortgage programs such as the ONE Mortgage Program and MassHousing offerings. All other income ranges assume 80% financing.

*** Based on Community Preservation Act income limits for a household of 3.

There was also very little affordability in Wenham's limited condominium stock with only 19 units assessed within the range that might be affordable to households earning at or below 100% AMI. It should be noted that most of these were SHI units.

¹⁵ Figures based on 80% financing, interest of 4.0%, 30-year term, annual property tax rate of \$16.98 per thousand, \$250 monthly condo fee, insurance costs of \$4 per \$1,000 for condominiums and \$6 per \$1,000 for single-family homes, and the purchaser spending no more than 30% of gross income on mortgage (principal and interest), taxes and insurance.

¹⁶ Assumes household could access as subsidized mortgage program such as the ONE Mortgage Program and Private Mortgage Insurance (PMI) was not included in the calculations.

It should also be noted that Assessor's data indicated that Wenham had 43 small multi-family dwellings including 42 two-family properties (84 units) and one three-family dwelling (3 units). Such housing is generally more affordable as they usually generate rental income. For example, the median valued two-family home in Wenham, based on Assessor's data, was \$495,600, and if owner-occupied with one rental unit would be affordable to a purchaser earning approximately \$68,700 (assuming rental income of \$1,500 of which 75% or \$1,125 is likely to be included in mortgage underwriting computations and 80% financing). This is low in comparison to a condo at the same price that would require an income of about \$123,800 given the additional computation of the condo fee (assuming \$250) and lack of rental income.

Affordability Gaps – Rentals

In regard to rentals, the gross median rent of \$882, according to 2014 census estimates, required an income of about \$35,280, without consideration for utilities that would boost the required income closer to \$42,280 (assuming \$175 in average utility bills and not spending more than 30% of income on housing costs). Because 60% of the rental units are subsidized, this median rent does not reflect market rents that range above \$2,000.

The lowest market rental listing of \$1,800 would instead require an income of \$79,000, clearly beyond the means of low- and moderate-income households.

It is important to note that landlords typically require first and last month's rent and a security deposit on monthly rentals, also creating substantial up-front cash requirements for renters.

Cost Burdens

The U.S. census provides data on how much households spent on housing whether for ownership or rental. Such information is helpful in identifying how many households are overspending on housing or encountering housing affordability problems, defined as spending more than 30% of their income on housing.

Based on 2014 census estimates, 82 homeowners in Wenham were spending between 30% and 34% of their income on housing and another 298 were spending more than 35% of their income on housing expenses, totaling 380 or 32% of all owner households.

In regard to renters, 49 renter households were spending between 30% and 34% of their income on housing and another 16 were allocating 35% or more of their income for housing for a total of 65 households or 37% of all renters.

This census data suggests that 445 households or one-third of all Wenham households were living in housing that was by common definition unaffordable.

HUD provides additional data on housing affordability problems through its CHAS report that identifies cost burdens by household type and whether they are renters or owners, offering a breakdown of households within specific income categories as summarized in Table 5-14. For example, the first cell indicates that of the 59 elderly renters earning at or below 30% of area income, 15 were spending between 30% and 50% of their income on housing costs and none were spending more than half of their income on housing. It is likely that most of these households are living in subsidized housing at Enon Village.

This report, based on 2013 census data for Wenham (the latest report available), indicates that of 1,334 households, 440 or one-third were experiencing cost burdens as they were paying more than 30% of their income on housing costs, comparable to the 2014 census estimates but much higher than 2000 when one-quarter of all

households were reported with cost burdens. Moreover, 178 or 13% of all households were spending more than 50% of their income on housing, referred to as being severely cost burdened.

144 households or 43% of households earning at or below 80% of area median income were spending more than half of their income on housing costs and thus were experiencing severe cost burdens.

There were 336 households, or one-quarter of all households, who were earning at or below 80% of median income for the Boston area. Of these, 227 households or two-thirds were experiencing cost burdens. **This is up from 50% in 2000.**

It is particularly notable that 213 households earning more than 80% of area median income, or 16% of all households, were also overspending. Consequently, cost burdens are spread along a wide range of incomes.

More specific findings from this report include the following:

Renters (Includes renters in subsidized housing)

- There were 163 total renter households with 103 or 63% with incomes at or below 80% of median for the Boston area, which correlates to the 103 subsidized rentals in the community. Of these, only 19 were spending too much on their housing.
- Of the 79 elderly renters 62 years of age or older, 15 were overspending. Many of those who are not overspending were likely living in the Wenham Housing Authority's Enon Village.
- The only small families who were renting were earning more than 100% of area median income, none with cost burdens.
- There were only 4 large families (5 members or more) that were renting in Wenham, all with cost burdens. Large families are likely to encounter difficulty finding larger units to rent in the community and rents for homes are steep.
- There were 55 non-family and non-elderly households, largely composed of single individuals, who were renting but only 25 were overspending on their housing, all earning above 80% of median income. Those 10 renters earning at or below 30% AMI and without cost burdens were likely living in the group homes sponsored by the state's Department of Developmental Services (DDS).

Owners

- There were 1,171 homeowner households identified in this report of which 396 or one-third were experiencing cost burdens including 178 or 15% with severe cost burdens.
- Of the 233 or 20% of owners earning at or below 80% of median income for the area, 208 or 89% were overspending and 144 or 62% were spending more than half of their income on housing costs.
- There were also 188 owner household that were earning more than 80% of area median and were still cost burdened. These comprise 20% of all households earning above this income category.

- Almost one-third (31.5%) of Wenham’s homeowners are 62 years of age or older. Of these elderly owners, 150 or 41% were earning at or below 80% of median income that included 129 with cost burdens and 75 with severe cost burdens.
- Of the 595 small families (four or fewer household members) who owned homes only 40 were earning at or below 80% of median income, all with severe cost burdens.
- There were only 98 large families (five or more household members) that owned their homes, only four who were earning at or below 80% of area median and all experiencing severe cost burdens.
- There were 109 non-family, non-elderly homeowners, mostly single individuals, of which 60 or 55% were experiencing cost burdens. Of these, 39 or 36% were earning at or below 80% of area median, all but four with cost burdens.

Table 5-14: Cost Burdens by Tenure, Income and Type of Household, 2013

Type of Household	Households Earning < 30%MFI/ # with cost burdens **	Households Earning > 30% to <50% MFI/ # with cost burdens**	Households Earning > 50% to < 80% MFI/ # with cost burdens**	Households Earning > 80% and < 100% MFI /# with cost burdens**	Households Earning > 100% MFI/ # with cost burdens**	Total
Elderly Renters	59/15-0	0/0-0	10/0-0	0/0-0	10/0-0	79/15-0
Small Family Renters	0/0-0	0/0-0	0/0-0	0/0-0	25/0-0	25/0-0
Large Family Renters	0/0-0	4/4-0	0/0-0	0/0-0	0/0-0	4/4-0
Other Renters	10/0-0	0/0-0	20/0-0	25/25-0	0/0-0	55/25-0
Total Renters	69/15-0	4/4-0	30/0-0	25/25-0	35/0-0	163/44-0
Elderly Owners	45/0-45	75/34-30	30/20-0	19/0-0	200/30-10	369/84-85
Small Family Owners	20/0-20	10/0-10	10/0-10	30/10-4	525/60-20	595/70-64
Large Family Owners	0/0-0	4/0-4	0/0-0	4/4-0	90/25-0	98/29-4
Other Owners	10/0-10	4/0-0	25/10-15	10/10-0	60/15-0	109/35-25
Total Owners	75/0-75	93/34-44	65/30-25	63/24-4	875/130-30	1,171/218-178
Total	144/15-75	97/38-44	95/30-25	88/49-4	910/130-30	1,334/262-178

Source: U.S. Department of Housing and Urban Development (HUD), SOCDs CHAS Data, and American Community Survey, 2013. ** First number is total number of households in each category/second is the number of households paying between 30% and 50% of their income on housing (with cost burdens) – and third number includes those that are paying more than half of their income on housing expenses (with severe cost burdens). Small families have four (4) or fewer family members while larger families include five (5) or more members. Elderly are 62 years of age or older. “Other” renters or owners are non-elderly and non-family households. Median Family Income (MFI) in this analysis is the equivalent of AMI.

5.6 Subsidized Housing Inventory (SHI)

The state lists 122 affordable housing units in the current state-approved Subsidized Housing Inventory (SHI), 8.69% of the total year-round housing stock in Wenham. Therefore, the town needs to produce only about 18 more affordable units to reach the state’s 10% goal based on the existing housing stock without consideration of future growth that will drive the 10% figure higher.

To be counted as affordable under Chapter 40B, housing must be dedicated to long-term occupancy of income-eligible households through affordability restrictions. Wenham has actually made substantial progress towards meeting the 10% state threshold, as has many of its neighbors, as indicated in Figure 5-5.

Current Inventory

The units that are counted as part of the SHI are summarized in Table 5-15. About 75% of these units, 92 units



at *Enon Village* (see photo), are located on 26 acres off Larch Row and owned and operated by the Wenham Housing Authority (WHA). The first phase of Enon Village was built in 1976 for qualifying seniors over the age of 60 and disabled individuals with 84 one-bedroom apartments. In addition, the state's Department of Developmental Services (DDS) staffs two houses on the property for eight medically frail residents. While these developments were financed by the state, including some modernization funding for new windows and a septic system, WHA receives no operating funds from the state, using rental income to cover all of its expenses.

In 2016 there were ten total vacancies in the senior complex, two of which were filled by Wenham residents and the remaining eight were filled by non-residents. As of the end of November 2016, there were still 37 applicants on the waitlist, none including younger disabled applicants. Wenham residents typically wait six months or less for a unit, however waits for nonresidents are more typically one to two years. There are also four barrier free/handicapped accessible units with waits of at least five years.

Table 5-15: Wenham's Subsidized Housing Inventory (SHI)

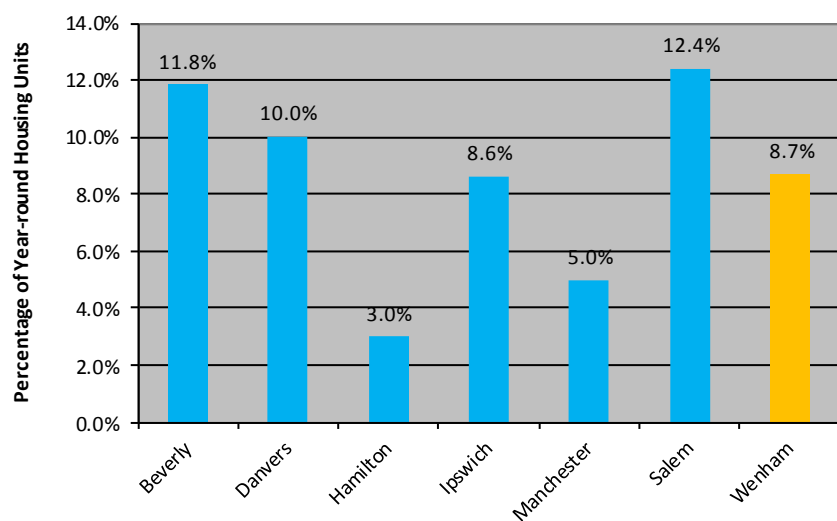
Project Name	Type	Affordable Units	Affordability Expires	Built with a 40B permit	Subsidizing Agency
Enon Village	Rental	84	Perpetuity	No	DHCD
Enon Village	Rental	8	Perpetuity	No	DHCD
Parsons Hill	Ownership	12	2044	No	DHCD
Group Homes	Special Needs Rental	11	NA	No	DDS
Middlewood Estates	Ownership	5	Perpetuity	Yes	MassHousing
Pleasant Street	Ownership	1	Perpetuity	No	DHCD
Friend Court	Ownership	1	Perpetuity	No	DHCD
TOTAL		122			
Shaded rows include units added since 2008		84% rental 16% ownership			

Source: Massachusetts Department of Housing and Community Development, November 1, 2016. **Shaded area includes units built since the 2008 Housing Action Plan.**

Parsons Hill (photo below) was built in 1995 adjacent to Gordon College as a subdivision of 65 housing units including 12 that are affordable in perpetuity. The units were developed as duplex condominiums and range in size from two to four bedrooms. The Wenham Housing Authority was involved in coordinating the marketing and lottery for the affordable units. Since then, Gordon College has been responsible for the four units they own in the development, making sure that the affordability restrictions are enforced. The Wenham Issues of Social Service Help Committee (WISSH), through the Town Administrator's Office, was previously responsible for monitoring the affordability provisions of the eight additional condos to insure that any turnover of units complied with the deed restrictions to maintain affordability, responsibilities that were subsequently assumed by DHCD.



Figure 5-5: SHI Units for Wenham and Neighboring Communities



Another development, *Middlewoods*, involves a comprehensive permit project for the construction of 20 two-bedroom condominiums in ten duplex buildings on 7.2 acres in the southwest corner of Wenham at 70 Burley Street. This project included five affordable units.

The Subsidized Housing Inventory also includes *group homes* sponsored by the state's Department of Developmental Services (DDS), accounting for 11 units.

See Appendix 1 for more information on the Wenham Affordable Housing Trust, Wenham Housing Authority, WISSH and other important local and

regional organizations involved in housing.

Pending Projects

The following projects have been proposed for development that would involve the addition of at least 64 SHI units, bringing Wenham's percentage of affordability to 13.2%:

- *Maplewoods*
Harborlight Community Partners has proposed the Maplewoods project to develop 60 units of rental housing in Wenham for those 55 years of age or older, which the Town permitted through the "friendly 40B" process as part of the state's Local Initiative Program (LIP).

The project is conceived to be built in two phases, each planned with 30 units. Most of the units would be targeted to those earning at or below 60% of area median income but some are planned to accommodate extremely low-income seniors with incomes below 30% AMI. All units are designed to have 650 square feet and one bedroom with either a patio, balcony or Juliette balcony. The project is also planned to involve a full-time Property Manager and a part-time Service Coordinator to provide programs and services to residents. This project has been stalled by litigation, but if developed, would enable Wenham to surpass the 10% affordability threshold under Chapter 40B.
- *Wenham Pines*
The Wenham Pines project, currently in the permitting phase, includes 24 condo units, two of which will be affordable and eligible for inclusion as part of the SHI. The project is permitted through the Town's flexible development bylaw that requires 10% of the units to be affordable. The project is also age-restricted to those 55 years of age or older. The market rate units will sell for more than \$1 million, and the affordable units will be created as part of the renovation of an existing farmhouse on the property. The first phase of construction is anticipated to begin in the spring of 2017.
- *Spring Hill Farm*
The Spring Hill Farm project includes a 19-lot traditional subdivision on Dodge's Row that is in the permitting process. The Planning Board negotiated with the developer to create two affordable units, with a preference for three such units.

5.7 Housing Needs

As the affordability analysis indicates in Section 5.5, significant gaps remain between what most residents can afford and the cost of housing that is available. In fact the current housing market is becoming increasing beyond the means of those earning median income and low- and moderate-income households are virtually shutout unless subsidies are provided. Given this situation, it is likely that some current Wenham residents such as renters, first time homebuyers, and the elderly will no longer be able to afford to live in Wenham even though they may have been part of the community for quite some time. Given that many municipal workers have incomes within 80% of area median income; local employees, including those who provide essential services, are effectively priced out of the market in Wenham.

Based on the demographic, economic and housing characteristics and trends documented in this Housing Needs Assessment, the following priority housing needs have been identified:

Rental Housing Need

While Table 5-14 indicates that there are greater numbers of homeowners with cost burdens than renters, this Housing Needs Assessment suggests a somewhat greater focus on rental housing based on the following considerations:

- Rental housing is in very short supply in Wenham at only 12.8% of all units compared to about 37% for Essex County and the state. Of the 175 estimated rental units in town, 92 are owned by the Wenham Housing Authority with another 11 in group homes for special needs populations, altogether representing almost 60% of all rental units.
- As Table 5-5 indicates, Wenham has less multi-family housing than most of its neighbors.
- Zoning has been the major obstacle to attracting new rental development in the community as there are considerable limits to building multi-family housing that is more conducive to providing the necessary economies of scale to make affordable or mixed-income housing feasible.
- There is no subsidized housing for families. This is largely the reason that there are hardly any families earning at or below 80% AMI who rent in town. Such families are priced out of most private rentals that, besides the larger WHA projects, are largely homes that represent 40.6% of all rental units in town.
- State and federal housing subsidies are almost exclusively directed to rental housing development, family rentals in particular.
- There has been some loss of the small multi-family housing stock that is typically among the most affordable types of housing. New development could consider replenishing some of this stock, providing more affordable ownership and rental units.
- Rental housing typically targets the needs of the community's most vulnerable residents with very limited financial means as it is frequently more affordable and requires less up-front cash.
- More housing options are necessary to meet the needs of local workers who are priced out of the housing market, people who grew up in Wenham and want to raise their own families locally, and empty nesters, for example.
- Investing local subsidy funds (e.g. CPA, Housing Trust Funds) in rental housing will offer support to greater numbers of households/occupants over time as rentals turnover more regularly than ownership units.
- Rental units provide more appropriately sized units for increasing numbers of small households.
- Additional rental units will provide opportunities for some seniors who are "overhoused" and spending far too much on their housing to relocate to more affordable and less isolated settings, opening up their homes to families requiring more space. Also, services to a growing number of seniors can be integrated into rental housing development.
- Rentals enhance the ability to qualify occupants for housing subsidies as state requirements for including units on the SHI make it very difficult for long-term homeowners to be eligible for subsidized housing, particularly given restrictions on financial assets.
- Rental development provides opportunities for mixed-income housing where several different income tiers can be accommodated within the same project including other important amenities such as community spaces, energy efficiencies, handicapped accessibility, supportive services, etc.

Other indicators of the need for rental housing include:

- While many in the community continue to prosper, there are some who are still struggling financially. Based on 2014 census estimates, 188 households earned less than \$25,000, representing about 12% of all households. On the other hand, there were only 122 affordable units on the SHI, most targeted to seniors and special needs populations.

- There were 336 households with incomes at or below 80% of area median income. Therefore, based on income alone, almost one-quarter of Wenham's households might have qualified for housing assistance.
- The U.S. Census Bureau's American Community Survey indicate that poverty grew from 3.1% in 1979 to 3.7% by 2014, involving an increase of 186 residents.

The analysis included in Table 5-16 projects a shortage of 44 rental units for low- and moderate-income renters. As mentioned earlier, those earning at or below 80% AMI without cost burdens are likely living in subsidized housing, and the limited availability and affordability of market rental units has prompted renters to look for opportunities in other communities. Consequently, this data was based only on existing renters in 2013 and does not reflect pent-up regional need for additional rental opportunities, particularly in the context of an increasingly costly housing market.

Table 5-16: Rental Unit Gap Analysis

Income Group	Income Range*	Affordable Rent**	# Renter Households	# Existing Affordable Units***	Deficit/Surplus
Less than 30% AMI	Up to 23,600	Less than \$415	69	54	-15
Between 30% and 50% AMI	\$23,601 to \$39,250	\$415 to \$806	4	0	-4
Between 50% and 80% of AMI	\$39,251 to \$58,450	\$807 to \$1,286	30	30	0
Above 80% AMI	\$58,450 +	> \$1,286	25	0	-25
Total			103	84	-44

Source: 2013 HUD SOCDS CHAS Data

* Based on 2016 HUD Income Levels for average household size of two persons as the average household size of renters is 1.62 persons based on 2014 census estimates.

** Includes an average monthly utility cost of \$175 and renters not spending more than 30% of their income on housing costs. *** Assumes those renters that are not cost burdened.

The cost burdens for families are artificially low in the data as there is largely no rental opportunities available in Wenham for families earning at or below 80% AMI, or even 100% AMI.

A further analysis of the rental needs of different types of households is included in Table 5-17. This table is based on those households with cost burdens as summarized in in Table 5-14. Despite the fact that most of the subsidized housing is directed to seniors and disabled individuals, there still remains 15 extremely low-income seniors who are renting and have cost burdens, suggesting the need for more subsidized elderly housing. The figures also indicate some need for housing directed to single individuals in the 80% to 100% AMI income range.

Table 5-17: Cost Burdens by Type of Renter Household

Income	Elderly	Small Families	Large Families	Other Renters	Total
< 30% AMI	15	0	0	0	15
30-50% AMI	0	0	4	0	4
50-80% AMI	0	0	0	0	0
> 80% AMI	0	0	0	25	25
Total	15	0	4	25	44

Source: 2013 HUD SOCDS CHAS Data

This Housing Needs Assessment recommends that at least two-thirds of units produced in the next few years involve rental housing as shown in Table 5-18. These figures are based on two-thirds of what the state would require for housing production goals of 0.5% of Wenham's year-round housing units or seven (7) units per year over five years. They are also based on the need to produce rental opportunities for families in Wenham in addition to the existing housing needs of seniors and projected increases in those age 65 and older.

Table 5-18: Projected Distribution of Rental Unit Production

Target Renter Households	Target Unit Size	Proportion of Need	# Units**
Seniors/Individuals	One bedroom	50%	12
Small Families	Two bedrooms	40%	10
Large Families	Three+ bedrooms*	10%	2
Total		100%	24

Source: 2013 HUD SOCDS CHAS Data

* The state's subsidizing agencies have also entered into an Interagency Agreement that provides guidance to localities concerning housing opportunities for families with children and are now requiring that at least 10% of the units in affordable production developments that are funded, assisted or approved by a state housing agency have three or more bedrooms with some exceptions (e.g., age-restricted housing, assisted living, supportive housing for individuals, SRO's, etc.).

** Based on approximately two-thirds of the Housing Production goal of 35 units over the five-year term of the forthcoming Housing Action Plan (0.5% of year-round units per year or seven units annually).

Homeownership Need

As Tables 5-19 indicates, there are many homeowners that are spending far too much for their housing and by common definition are living in housing that is not affordable to them. This data is based on a HUD report that is summarized in Table 5-14. Of the total 396 owner households with cost burdens, 169 are elderly, 167 include families, and another 60 are single non-elderly individuals.

Table 5-19: Cost Burdens by Type of Owner Household

Income	Elderly	Small Families	Large Families	Other Renters	Total
< 30% AMI	45	20	0	10	75
30-50% AMI	64	10	4	0	78
50-80% AMI	20	10	0	25	55
> 80% AMI	40	94	29	25	188
Total	169	134	33	60	396

Source: 2013 HUD SOCDS CHAS Data

A further analysis of these cost burdens is provided in Table 5-20 that suggests the likely need for 208 additional affordable units in town or ways to make existing housing more affordable for those earning at or below 80% AMI. An additional 28 units are estimated to be needed for those earning between 80% and 100% AMI but still priced out of the local housing market. Even 160 owners earning above area median income are living in housing that by common definition is not affordable.

Table 5-20: Homeownership Affordability Analysis I

Income Group	Income Range*	Affordable Sales Prices for Single-family/Condo ¹⁷	# Households **	# Existing Affordable Units**	Deficit or Surplus
Less than 80% AMI	Less than \$65,750	Less than \$255,000/\$222,000	233	25	-208
Between 80% and 100% AMI	\$65,750 to \$88,250	\$255,001 to \$385,000/\$222,001 to \$351,500	63	35	-28
Above 100% AMI	Above \$88,250	More than \$385,000/\$351,500	875	715	-160
Total			1,171	775	-396

*Based on 2016 HUD Income Levels for household size of three persons.

** Based on 2013 HUD SOCDs CHAS data (see Table 5-14)

Table 5-21 compares the number of households in various income ranges to the number of single-family and condo units that might be affordable to them based on calculated price ranges. These calculations suggest a deficit of 178 units for those earning at or below 80% AMI, less than the 208 unit estimate in Table 5-20.

Table 5-21: Homeownership Affordability Analysis II

Income Group	Income Range*	Affordable Sales Prices for Single-family/Condo ¹⁸	# Households **	# Existing Affordable Units*** Single-family/ Condos	Deficit or Surplus of Affordable Units
Less than 80% AMI	Less than \$65,750	Less than \$255,000/\$222,000	233	38/17	-178
Between 80% and 100% AMI	\$65,750 to \$88,250	\$255,001 to \$385,000/\$222,001 to \$351,500	63	245/3	+185
Above 100% AMI	Above \$88,250	More than \$385,000/\$351,500	875	747/38	-90
Total			1,171	1,030/58	-83

*Based on 2016 HUD Income Levels for household size of three persons as the average household size for owners was 2.75 persons per 2014 census estimates.

** Based on Wenham Assessor's Database FY 2016 (see Table 5-13)

The following indicators suggest that the Town should provide a wider range of affordable housing options that includes starter housing opportunities, particularly for younger households entering the job market and forming their own families as well as more options for empty nesters looking to downsize. It is important to note that this is challenging in the case of ownership housing due to a number of constraints including asset limits for

¹⁷ Figures based on 95% financing for incomes below 100% AMI given potential availability of subsidized mortgage programs, interest rate of 4.0%, 30-year term, annual property tax rate of \$16.98 per thousand, insurance costs of \$6 per \$1,000 for single-family homes and \$4 per thousand for condos, estimated monthly condo fees of \$250, and spending no more than 30% of income on housing costs.

¹⁸ Figures based on 95% financing for incomes below 100% AMI given potential availability of subsidized mortgage programs, interest rate of 4.0%, 30-year term, annual property tax rate of \$16.98 per thousand, insurance costs of \$6 per \$1,000 for single-family homes and \$4 per thousand for condos, estimated monthly condo fees of \$250, and spending no more than 30% of income on housing costs.

qualifying participants in affordable housing initiatives, wide affordability gaps that require large per unit subsidies for units that rarely turnover, and limited state and federal subsidies.

- The population age 25 to 34 decreased by 44%, from 421 residents in 1980, to 265 in 2000, and then down further to 235 as of 2014. These residents are typically entering the labor market and beginning to form their own families and their decline reduces the vital socio-economic diversity of the community.
- Family households decreased as a proportion of all households from 81.9% to 73.2% between 1980 and 2010, and then declined further to 71.7% in 2014.
- For those earning at 80% of area median income limit (\$61,150 for a family of three), the affordability gap is \$328,000, the difference between the maximum they could afford of approximately \$237,000 and the median single-family house price of \$565,000 as of September 2016. These figures are based on 95% financing, assuming that the purchasers could qualify for homebuyer programs such as the state's One Mortgage Program or MassHousing's mortgage offerings for example.
- 144 households or 43% of households earning at or below 80% of area median income were spending more than half of their income on housing costs.
- Rents are also high as limited listings indicated rents of more than \$2,000.

Table 5-22 provides a recommended distribution of ownership units over the five-year term of the forthcoming Housing Action Plan.

Table 5-22: Projected Distribution of Homeownership Unit Production

Target Owner Household	Target Unit Size	Proportion of Need	# Units**
Seniors/Individuals	One bedroom	50%	6
Small Families	Two bedrooms	40%	4
Large Families	Three+ bedrooms*	10%	1
Total		100%	11

Source: 2013 HUD SOCDS CHAS Data

* The state's subsidizing agencies have also entered into an Interagency Agreement that provides guidance to localities concerning housing opportunities for families with children and are now requiring that at least 10% of the units in affordable production developments that are funded, assisted or approved by a state housing agency have three or more bedrooms with some exceptions (e.g., age-restricted housing, assisted living, supportive housing for individuals, SRO's, etc.).

** Based on approximately one-third of the Housing Production goal of 35 units over the five-year term of the forthcoming Housing Action Plan (0.5% of year-round units per year or seven units annually).

Special Population Need

This Housing Needs Assessment also proposes that some amount of new housing should be built handicapped-adaptable or accessible to people with disabilities, including a growing population of seniors, and more supportive housing services should also be integrated into new development based on the following indicators:

- Of all noninstitutionalized Wenham residents in 2014, 518 or 10.3% claimed a disability, only somewhat lower than the county and state levels at about 11% and representing significant special needs within the Wenham community.
- Those over 65 are estimated to increase substantially, from 13.3% of all residents in 2010 to 26.2% by 2030, representing a gain of 495 residents in this age category and a growth rate of 76%.
- There are no assisted living units in Wenham.

APPENDIX 1

Local and Regional Organizations/Resources

Wenham is fortunate to have a number of important resources including local government entities, local non-profit organizations, and regional agencies that have made substantial contributions to the promotion of community housing in Wenham or have the resources to contribute in the future. These entities, including their contact information, are briefly summarized below.

Local Entities

Wenham Affordable Housing Trust (WAHT)

Based on a recommendation in the Town's 2008 Housing Action Plan, the Town approved the establishment of a Municipal Affordable Housing Trust Fund in 2009 pursuant to state legislation under Massachusetts General Laws Chapter 44 Section 55C that simplified the process of creating dedicated housing funds. Previously, cities could create trusts through their own resolution, but Towns had to get approval from the state legislature through a home rule petition. The law provides guidelines on what trusts can do and allows communities to collect funds for housing, segregate them out of the general budget into an affordable housing trust fund, and use these funds without going back to Town Meeting for approval. It also enables trusts to own and manage real estate, not just receive and disburse funds. The law further requires that local housing trusts be governed by at least a five-member board of trustees, appointed and confirmed by the Board of Selectmen, in the case of towns, and including a member of the Board of Selectmen or the Town Administrator.

WAHT has been largely capitalized by payments from Windover Development based on an amount the Town negotiated regarding the luxury condominium project, The Boulders; and from James Brady for 116-120 Main Street known as The Maples". The Housing Trust is overseeing the preparation of this Housing Needs Assessment and has played an active role in addressing local housing issues.

Contact Info: 138 Main Street in Wenham; 978-468-5520; www.wenhamma.gov

Wenham Housing Authority (WHA)

The Wenham Housing Authority (WHA) is the Town's public housing authority and owns 92 units at *Enon Village*, located on 26 acres off Larch Row. The first phase of Enon Village was built in 1976 for qualifying seniors over the age of 60 and disabled individuals with 84 one-bedroom apartments. In addition, the state's Department of Developmental Services (DDS) staffs two houses on the property for eight medically frail residents. While these developments were financed by the state, including some modernization funding for new windows and a septic system, WHA receives no operating funds from the state, using rental income to cover all its expenses.

Contact Info: Larch Lane; 978-468-1532; www.wenhamhousingauthority.com

Wenham Council on Aging

The Wenham Council on Aging is a Town department that supports the quality of life of Wenham elders age 60 or older. As such, the Council on Aging provides a wide range of services including daily exercise, special trips, arts and crafts programs, meals, health and wellness screening, health care information, support groups, information and referrals, etc. In regard to housing, the agency receives on average about five inquiries a week related to housing and has witnessed an increasing need and demand for subsidized housing for seniors, rental housing most importantly.

Contact Info: 10 School Street; 978-468-5529; email coa@wenhamma.gov

Wenham Community Preservation Committee (CPC)

In 2005 Wenham approved the creation of a Community Preservation Fund with funding support from the state for open space preservation and recreation, historic preservation and affordable housing production. These funds will make more than \$400,000 available per year, at least 10% of which must be directed to affordable housing initiatives. Last year funds included \$295,950 from the local 3% property tax surcharge and \$184,094 from the state match for a total of \$479,244. The state match was 62.4% of the local funds raised compared to only 31.4% for communities that did not have the 3% surcharge.

Contact Info: 138 Main Street in Wenham; 978-468-5520; www.wenhamma.gov

Wenham Issues of Social Service Help (WISSH)

Wenham Issues of Social Service Help (WISSH) is a Town Committee to serve residents in need of temporary financial or social service assistance through donations from local residents and businesses. Such temporary assistance might include funding for fuel and utility bills, food and rent for example.

Contact Info: 138 Main Street; 978-468-5520 ext. 9; www.wenhamma.gov.

Regional Agencies and Organizations

North Shore HOME Consortium

Wenham is a member of the North Shore HOME Consortium, which is administered by Peabody's Department of Community Development and Planning. The Consortium administers federal HOME Program funding to support a wide range of housing activities with 30 participating communities that are geographically spread throughout the North Shore and Merrimack Valley.

The Consortium has approximately \$2 million available per year and divides its annual allocation on a formula basis among the participating communities. It also manages a competitive pool of approximately \$700,000 annually to be available to those localities that have encumbered all of their funding or for special initiatives. This competitive pool is available not only to participating municipalities but to nonprofit organizations and private developers as well.

Contact Info: 24 Lowell Street in Peabody; 978-532-3000; www.Peabody-ma.gov/home_consortium

Gloucester/Haverhill/Salem/Essex County Continuum of Care (CoC)

The Continuum of Care is designated as the regional entity to provide a continuum of support from emergency shelters to transitional housing and ultimately to permanent housing serving those exiting homelessness. The Continuum of Care, like the HOME Consortium, is staffed by Peabody's Department of Community Development and Planning and includes representatives from the major housing service providers in the area. A major component of the CoC's work is the preparation and submission of an application to HUD for Homeless Assistance funding. The planning process associated with this application takes place throughout the year, including an annual "point in time" census count of the homeless (both sheltered and unsheltered individuals and families).

Contact Info: 24 Lowell Street in Peabody; 978-532-3000; www.Peabody-ma.gov

Harborlight Community Partners (HCP)

Harborlight Community Partners (HCP) was established as a non-profit organization to provide service-enriched, affordable housing and is now working in nine communities in Essex County. Founded by the First Baptist Church in Beverly, the organization initially focused on the development of senior housing. It has grown considerably over the past decade, taking over several other housing-related organizations including the North Shore Housing

Trust,¹⁹ We Care About Homes, and Home at Last.²⁰ The organization also provides property management and housing marketing/compliance services to non-profit organizations. Harborlight has received a comprehensive permit to build 60 units of rental housing for seniors as part of the Maplewoods project, currently stalled by litigation.

Contact Info: 978-922-1305; www.harborlightcp.org

North Shore Community Development Coalition (NSCDC)

The North Shore CDC, which evolved from the former Salem Harbor CDC and the Beverly Affordable Housing Coalition, is committed to building and preserving affordable housing in North Shore communities. This organization has completed 400 units to date, primarily in Salem, Beverly and Ipswich, and is developing another four (4) projects in Salem and Gloucester. The CDC also operates a number of other housing-related programs and special efforts in the North Shore area.

Contact Info: 102 Lafayette Street in Salem; 978-825-4009; www.northshorecdc.org

YMCA of the North Shore

In addition to the wide variety of activities that support youth development, recreation and community education, the YMCA of the North Shore also owns and manages rental housing that serves approximately 385 individuals, including children, in their developments located in Beverly, Ipswich, Cape Ann and Haverhill. Through their family housing and Single Room Occupancy facilities, the YMCA provides more than shelter, also offering support services to improve the well-being of their residents.

Contact Info: 25 Cabot Street in Beverly; 978-922-0990

Habitat for Humanity of the Cape Ann

Habitat for Humanity is an ecumenical, non-profit Christian ministry dedicated to building simple, decent homes in partnership with families in need that has grown over the past several decades into one of the largest private homebuilders in the world. The organization has almost 1,600 U.S. affiliates and over 2,100 affiliates worldwide. Habitat for Humanity of Cape Ann is based in Gloucester and serves a number of communities, including Wenham. The organization has completed three affordable homes in Wenham as part of the Dearborn project.

Contact Info: 44 Crafts Road in Gloucester; 978-282-7788; www.habitat.org

Action, Inc.

Founded in 1965, Action, Inc. provides a wide range of social services to residents of Cape Ann including fuel assistance and other programs to help conserve energy and save money on energy bills, technical assistance on accessing a variety of public benefits, programs for youth to support their education and career goals, homecare to enable seniors and people with disabilities to remain safe and independent in their own homes, and adult education programs. In regard to housing, the agency operates an emergency shelter for men and women in Gloucester and owns and manages subsidized housing units in Gloucester. With staff support and a variety of resources such as the Fund to End Homelessness, Cape Ann Interfaith Commission, Catholic Charities, and special fundraising events, the agency provides the following housing services:

- Help with eviction notices
- Rent or mortgage assistance
- Assistance with housing searches

¹⁹ The North Shore Housing Trust (NSHT) was an outgrowth of the North Shore Affordable Housing Task Force that was formed by Wellspring House of Gloucester in 1998 to begin to address the issue of affordable housing on a regional basis. NSHT's goal was to become a regional force to develop affordable housing in areas of the North Shore where local affordable housing development capacity was lacking.

²⁰ We Care About Homes was a non-profit organization that acquired properties and rented units to very low-income families. Based in Beverly, the organization rented 20 units at seven (7) scattered-site properties.

- Help with move-in costs
- Mediation with landlord/tenant disputes
- Help with subsidized housing including application issues

Contact Info: 180 Main Street in Gloucester; 978-282-1000

Community Action, Inc.

Community Action, Inc. is a community action agency that was established to serve a wide range of education, housing, health and service needs of low-income and disadvantaged area residents. The organization, based in Haverhill, has expanded during the past three decades to include a number of cities and towns on the North Shore and Cape Ann. Programs include fuel assistance, Head Start, WIC, education and training, and other services directed to area families. Housing-related services include counseling and down payment and closing cost assistance for first-time homebuyers as well as the administration of lotteries and development of small affordable housing projects.

Contact Info: 145 Essex Street in Haverhill; 978-373-1971; www.communityactioninc.org

Senior Care, Inc.

Senior Care, Inc. is the area's Agency on Aging that provides and coordinates a wide range of housing services to local seniors and others to enable them to remain independent in their homes or another setting of their choice in the community. These services include Meals on Wheels, visiting nurses, wellness programs, etc.

Contact Info: 49 Blackburn Center in Gloucester; 978-281-1750

Fund to Prevent Homelessness

The Fund to Prevent Homelessness is a non-profit organization that has been helping families prevent homelessness since 1989. Through a one-time grant to qualified families of up to \$3,000, the organization provides support before a family loses its home to help them remain in the community. The Fund serves residents of Beverly, Essex, Gloucester, Rockport, Hamilton, Manchester, and Wenham. Intake is managed by either Action, Inc. in Gloucester or Beverly Bootstraps on a pro bono basis. Funding is raised each year by an annual appeal letter, typically in November. The Fund typically serves at least 15 families a year.

Contact Info: info@FTPH.org or see Beverly Bootstraps or Action, Inc.

Essex County Community Foundation (ECCF)

The Essex County Community Foundation (ECCF) provides funding support to non-profit organizations serving the needs of residents in Essex County. The organization raises this funding from individuals and families who are searching for ways to donate to their communities, but until the Foundation was formed, had no means of doing so without establishing their own private foundation or moving their funds outside of the county. The Foundation works closely with donors to serve their charitable interests and manage funds that benefit specified organizations, defined purposes and provide scholarships.

Contact Info: 175 Andover Street in Danvers; 978-777-8876; www.accf.org

Coastal Homebuyer Education, Inc.

Coastal Homebuyer Education, Inc. helps prospective homebuyers in eastern Massachusetts make homeownership a reality. Certified by CHAPA and MassHousing, the organization provides homebuyer counseling, which is often a prerequisite for many mortgage financing programs. Seminars are held over four (4) evening meetings or two (2) Saturdays throughout the year for a fee of \$60 per household. The organization also provides post purchase classes as well.

Contact Info: www.coastalhbedu.org

Citizens for Adequate Housing (CAH)

Citizens for Adequate Housing is a non-profit organization whose mission is to end homelessness one family at a time, serving families from the North Shore, eastern Massachusetts, and sometimes the Merrimack Valley. In addition to providing housing, CAH offers other serves to help individuals and families find permanent solutions to ending their homelessness.

Contact Info: 40 Washington Street in Peabody; 978-531-9775; info@cahns.org

Metropolitan Area Planning Council (MAPC)

The Metropolitan Area Planning Council (MAPC) is Wenham's regional planning agency serving 101 communities in the Greater Boston area. Guided by its regional plan, "MetroFuture: Making a Greater Boston Region", the agency works with participating communities towards "sound municipal management, sustainable land use planning, protection of natural resources, efficient and affordable transportation, a diverse housing stock, public safety, economic development, an informed public, and equity and opportunity among people of all backgrounds".

Contact Info: 60 Temple Place, Boston 02111; 617-451-2770; www.mapc.org

APPENDIX 2

Demographic Data that Includes Gordon College Students

Table 1 summarizes Wenham's population growth since 1930, also charted since 1940 in Figure 1-1. The 2000 census data indicate that the town of Wenham had a total population of 4,440, a 13.9% increase since 1980 when the population was 3,897. If Gordon College students are eliminated from these population figures, the growth rate is reduced to 8.5% between 1980 and 2000 and 8.7% between 1990 and 2000. These figures still represent somewhat higher growth to the 6% growth rate experienced in the overall Boston region from 1990 to 2000²¹.

Since 2000, the town has welcomed another 599 residents, bringing the population total to 5,039 as of the end of 2014, representing a 13.5% rate of growth which is about the same as the 13.9% level of growth experienced in the two decades between 1980 and 2000. **Without Gordon College students in the population figures, the growth rate from 2000 to 2014 was reduced to only 2.5%.**

As shown in Table 2, between 1980 and 2014 the number of students more than doubled, from 700 to 1,484, while the total population increased by 29% during this period and the population without Gordon students grew by 11.2% or 358 residents. Of the 1,142 residents added to the total population during this period, 784 or 69% were living in group quarters which are on the Gordon College campus in the case of Wenham. Enrollment has increased even more with the College claiming 1,694 undergraduate students with 98% living on campus in 2016.

Table 1: Population Growth, 1930-2014

Year	Population	Increase # Residents	Percentage Increase
1930	1,119	--	--
1940	1,220	101	9.0%
1950	1,644	424	34.8%
1960	2,798	1,154	70.2%
1970	3,849	1,051	37.6%
1980	3,897	48	1.2%
1990	4,212	315	8.1%
2000	4,440	228	5.4%
2010	4,875	435	9.8%
2014	5,039	164	3.4%

Source: U.S. Census Bureau, MassBenchmarks from the State Data Center at the University of Massachusetts Donahue Institute, and Census Bureau's American Community Survey 5-Year Estimates, 2010-2014.

There has been significant growth in Gordon College enrollment. College-age residents age 18 to 20 increased by 79% between 1980 and 2014, from 615 to 1,100 residents. Most of these residents were Gordon College students with an undergraduate enrollment of 1,694 students in 2016, 98% of whom live on campus. Those age 21 to 24 also increased significantly, from 399 to 527 during this same period or by 32%, many who were also

²¹ The Boston region is defined here as the area stretching west from Boston to include most of the communities inside the I-495 corridor, consisting of 22 cities and 79 towns, as part of the Metropolitan Area Planning Council's (MAPC) planning area that includes the town of Wenham.

Gordon College students. Of the 1,627 residents age 18 to 24 in 2014, 1,484 or 91% in this age range were Gordon College students.

Table 2: Race and Household Characteristics, 1980-2014

Demographic Characteristics	1980		1990		2000		2010		2014	
	#	%	#	%	#	%	#	%	#	%
Total Population	3,897	100.0	4,212	100.0	4,440	100.0	4,875	100.0	5,039	100.0
Persons in Group Quarters (college students) ***	700	18.0	1,020	24.2	971	21.9	1,073	22.0	1,484	29.5
Total Population Without Gordon College students	3,197	82.0	3,192	75.8	3,469	78.1	3,802	78.0	3,555	70.5
Minority Population*	23	0.6	81	1.9	96	2.2	204	4.2	227	4.5
Total Households	1,112	100.0	1,168	100.0	1,285	100.0	1,358	100.0	1,363	100.0
Family Households**	911	81.9	906	77.6	957	74.5	994	73.2	977	71.7
Female Heads of Households with children**	25	2.2	31	2.6	39	3.0	58	4.3	39	2.9
Non-family Households**	201	18.1	262	22.4	328	25.5	364	26.8	386	28.3
Average Household Size	Not Available		2.73 persons		2.70 persons		2.67 persons		2.61 persons	

Source: U.S. Census Bureau 1980, 1990, 2000, 2010 and American Community Survey 5-Year Estimates, 2010-2014 *All non-White classifications ** Percent of all households *** Percent of population

These demographic shifts are visually presented in Figure 1. This chart clearly shows the spike in college-age students that primarily represent Gordon College students.

Figure 3-1: Changes in Age Distribution: 1990 to 2014

